

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY  
P.O. BOX 822  
COLUMBIANA, ALABAMA 35051

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STATE OF ALABAMA  
SHELBY COUNTY

**QUIT-CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

One Dollar and to clear title

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Timothy E. Wilson and wife, Martha J. Wilson

hereby remises, releases, quit claims, grants, sells and conveys to


Ronald Garrett

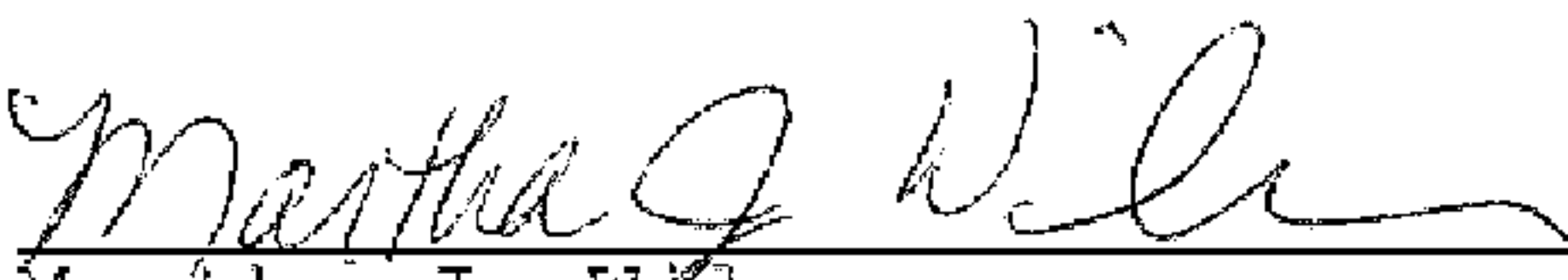
(hereinafter called Grantee), all our right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 13<sup>th</sup> day of September, 2022.

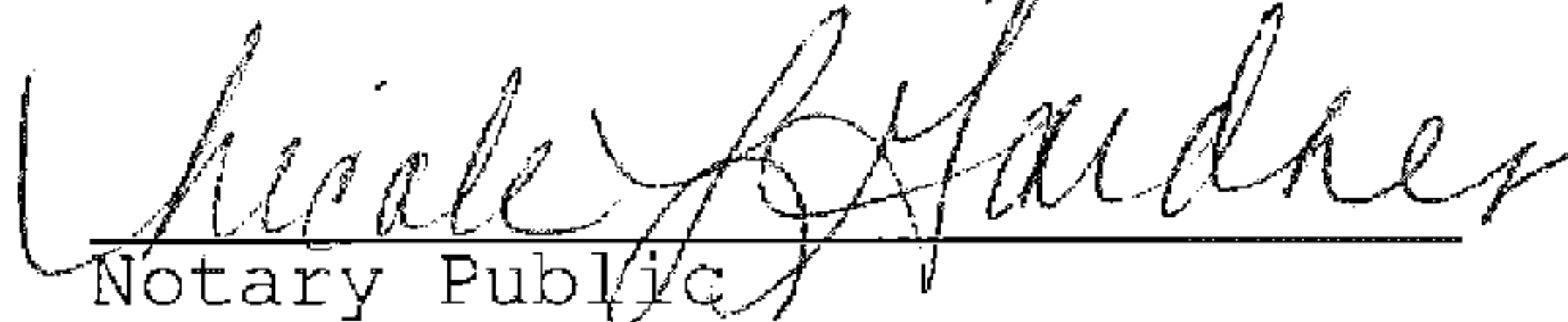
 (SEAL)  
Timothy E. Wilson

 (SEAL)  
Martha J. Wilson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Timothy E. Wilson and wife, Martha J. Wilson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13<sup>th</sup> day of September, 2022.

  
Notary Public

My commission expires:

6-29-26

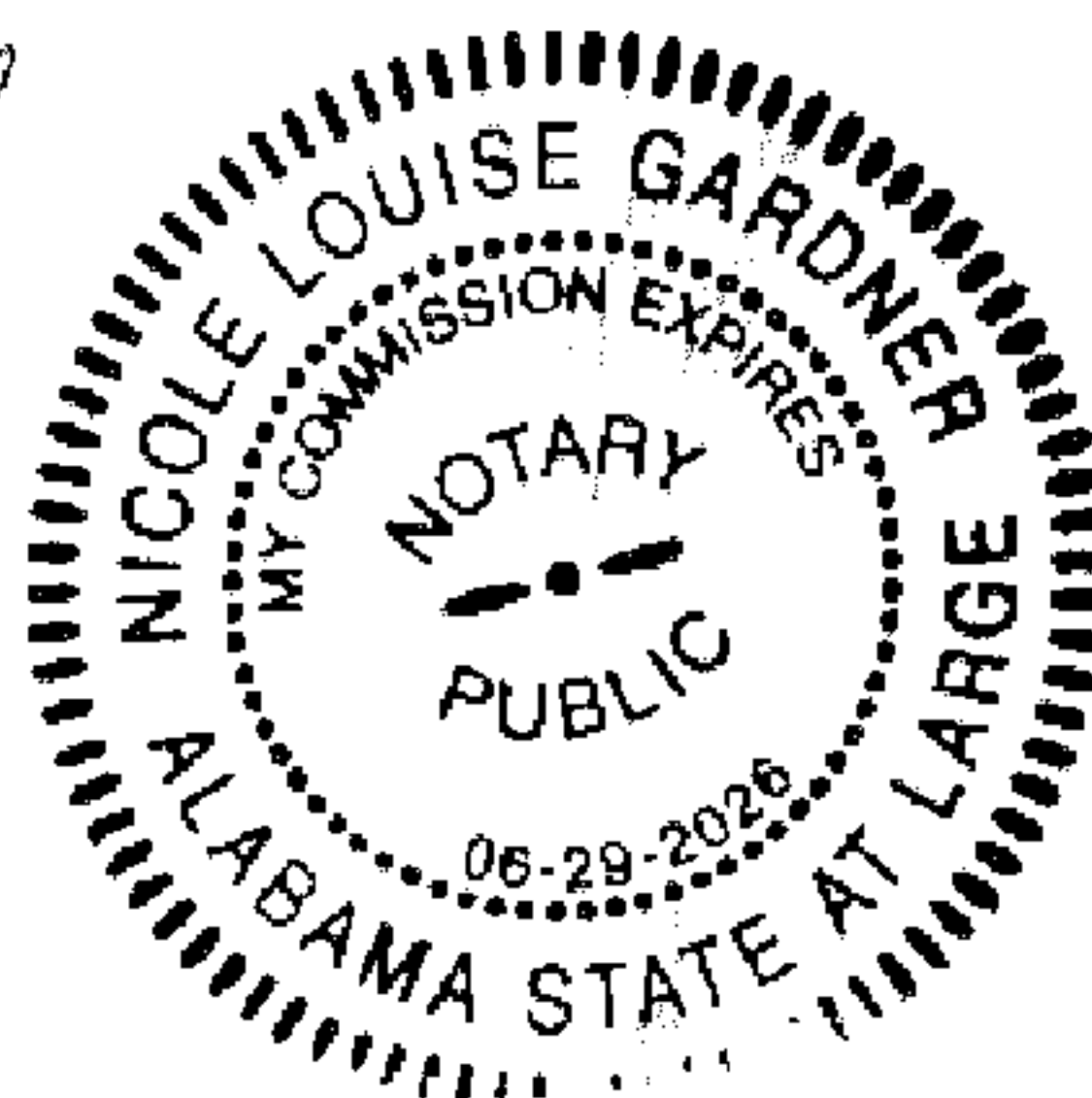


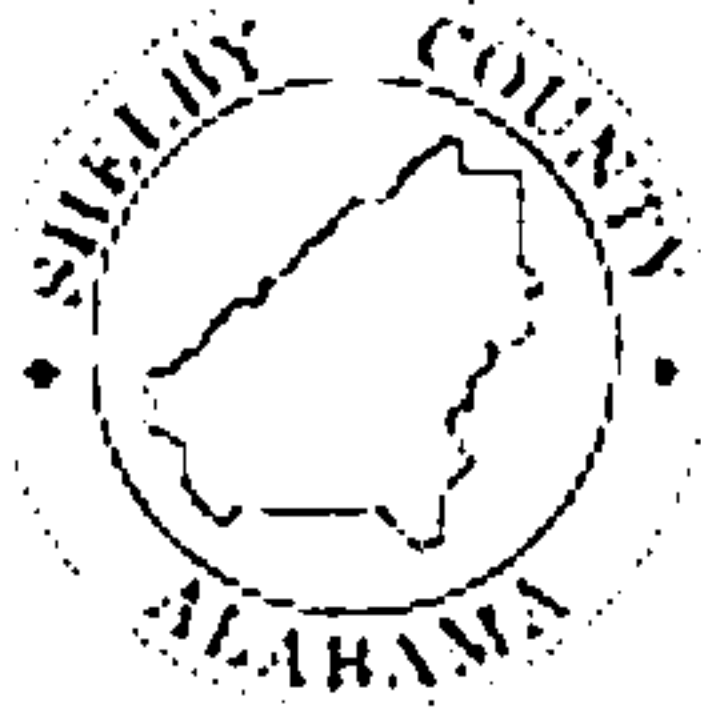
EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 2:

A part of Block 1, according to Map of Shelby, Alabama, Ed. S. Safford Engineer, as recorded in Map Book 3, on pages 38 and 47, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the SE corner of Block 1, and run in a Northerly direction along West line of First Street 390 feet; thence South 86 degrees 10 minutes West 134.3 feet to corner of Ed. Carden lot; thence South 5 degrees 15 minutes East 390.7 feet, more or less, to North line of 10th Street; thence East along the North line of 10th Street, 90 feet to point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT: The following described property: Beginning at the SE corner of Block 1, Safford's Addition to the Map of Shelby, Alabama, recorded in Map Book 3, at Page 38 and 47, run West 50 feet; thence North 54 feet; thence East 50 feet; thence South 54 feet, back to the point of beginning. All being situated in Shelby County, Alabama.

ALSO LESS AND EXCEPT: the property conveyed to Russell C. Ledford and Deborah A. Ledford, by deed recorded in Instrument #1993-4141, being more particularly described as follows: A part of Block One of Safford's Map of Shelby as recorded in Map Book 3, Page 38 and 47, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Block One; thence North 01 degrees 15 minutes 58 seconds East along the West right of way of First Street 50.0 feet to the point of beginning; thence continue last course 206.0 feet; thence run South 78 degrees 46 minutes 10 seconds West 120.16 feet; thence South 05 degrees 15 minutes 00 seconds East 245.70 feet; thence run North 84 degrees 48 minutes 51 seconds East 40.0 feet; thence run North 01 degrees 15 minutes 58 seconds East 54.0 feet; thence run North 84 degrees 48 minutes 51 seconds East 50.0 feet to the point of beginning.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/13/2022 02:40:40 PM  
 \$29.00 BRITTANI  
 20220913000355470

*Allen S. Byrd*

### Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Timothy Wilson  
 Mailing Address 315 Hwy 47  
Columbiana, AL  
35051

Grantee's Name Ronald Barrett  
 Mailing Address 405 Wilderness Trl  
Shelby AL  
35143

Property Address Vacant

Date of Sale 9/13/22  
 Total Purchase Price \$ 5,000.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/13/22

Print Mike T. Atchison

Unattested

Sign

Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one