

PREPARED BY:

Margaret C. Dawson
8715 Hwy 119, Alabaster, AL 35007

Send Tax Notice to:
Jennifer McDaniel
109 Summercrest
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY



20220927000369920 1/3 \$28.50
Shelby Cnty Judge of Probate, AL
09/27/2022 10:25:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of Five Hundred Dollars and 00/100 (\$500.00), I, Jeffery David Smitherman, a single man, (herein referred to as Grantor), does convey and quitclaim unto Jennifer McDaniel, a single woman, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 21 South, Range 3 West described as follows:

Begin at the NW corner of Section 24, Township 21 South, Range 3 West, and run Southerly along the West side of the said Section for 456.16 to a point in the centerline of Shelby County Road No. 12, then turn an angle of 69 degrees 50 minutes 27 seconds to the left and run Southeasterly along the centerline of the said road for 674.23 feet, then turn an angle of 110 degrees 09 minutes 33 seconds to the left and run Northerly for 645.01 feet to a point on the North side of Section 24, then turn an angle of 86 degrees 04 minutes 03 seconds to the left and run Westerly along the North side of the said Section for 634.42 feet back to the point of beginning.

LESS AND EXCEPT the following described property: Begin at the NW corner of Section 24, Township 21 South, Range 3 West and run Southerly along the West side of the said section for 456.16 feet to a point in the centerline of Shelby County Road No. 12, then turn an angle of 69 degrees 50 minutes 27 seconds to the left and run Southeasterly along the centerline of the said road for 674.23 feet, then turn an angle of 110 degrees 09 minutes 33 seconds to the left and run Northerly for 42.61 feet to the point of beginning (said point being on the North right of way of said County Road No. 12); then continue along the last described course running Northerly for 266.86 feet, then turn an angle of 69 degrees 50 minutes 27 seconds to the left and run Northwesterly for 227.03 feet, then turn an angle of 110 degrees 09 minutes 33 seconds to the left and run Southerly for 266.86 feet to a point on the North R.O.W. of Shelby County No. 12, then turn an angle of 69 degrees 50 minutes 27 seconds to the left and run Southeasterly along the said R.O.W. for 277.03 feet back to the point of beginning.

TO HAVE AND TO HOLD to said GRANTEE forever.

Subject to all restrictions, easements and exceptions of record.

Subject to any current year ad valorem taxes, which are not yet due and payable.

Shelby County, AL 09/27/2022
State of Alabama
Deed Tax: \$.50

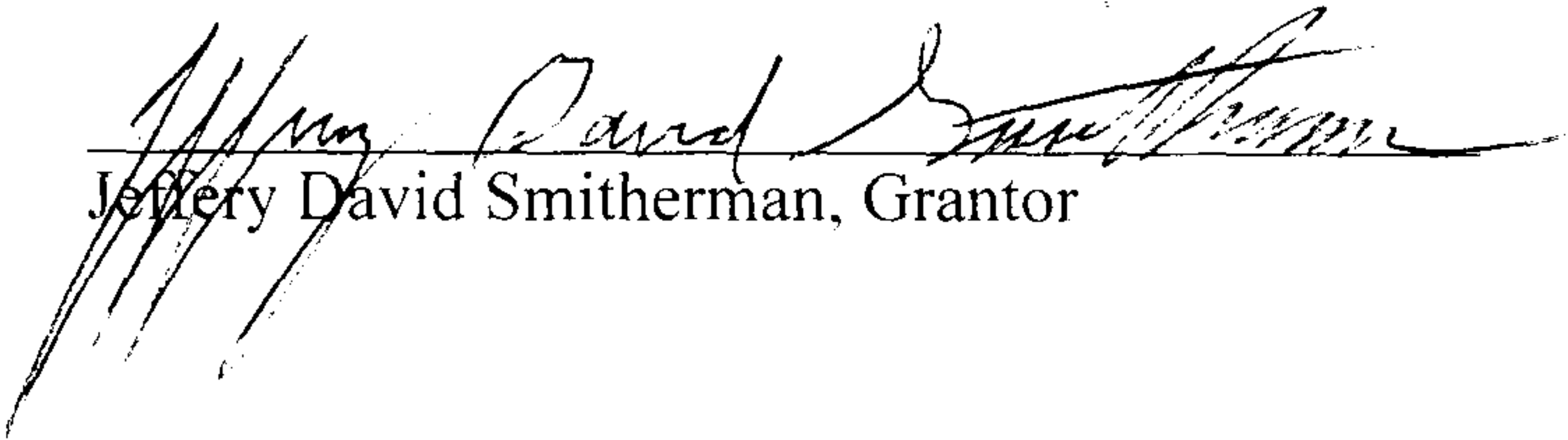


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The preparer of this instrument does not certify the status of the title to the property herein conveyed as no title search was requested.

That the property and premises are free from all encumbrances, unless otherwise noted above.

04 IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 4th day of October, 2021.


Jeffery David Smitherman, Grantor

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, hereby certify that Jeffery David Smitherman, a single man, whose name is signed to the foregoing conveyance, and who being known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4 day of October, 2021.



Notary Public

My Commission Expires: 1-21-2024

Real Estate Sales Validation Form

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

Grantor's Name Jeffery David Smitherman Grantee's Name Jennifer McDaniel
Mailing Address 831 Smokey Road Mailing Address 109 Summercrest
Alabaster AL 35007 Alabaster AL 35007

Property Address 831 Smokey Road
Alabaster AL 35007

Date of Sale 10-4-2021

Total Purchase Price \$50000

or

Actual Value \$

or

Assessor's Market Value \$


20220927000369920 3/3 \$28.50
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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 9-27-2022

Print Jeannie Sanders

Unattested

(verified by)

Sign Jeannie Sanders

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1