

Quitclaim Deed

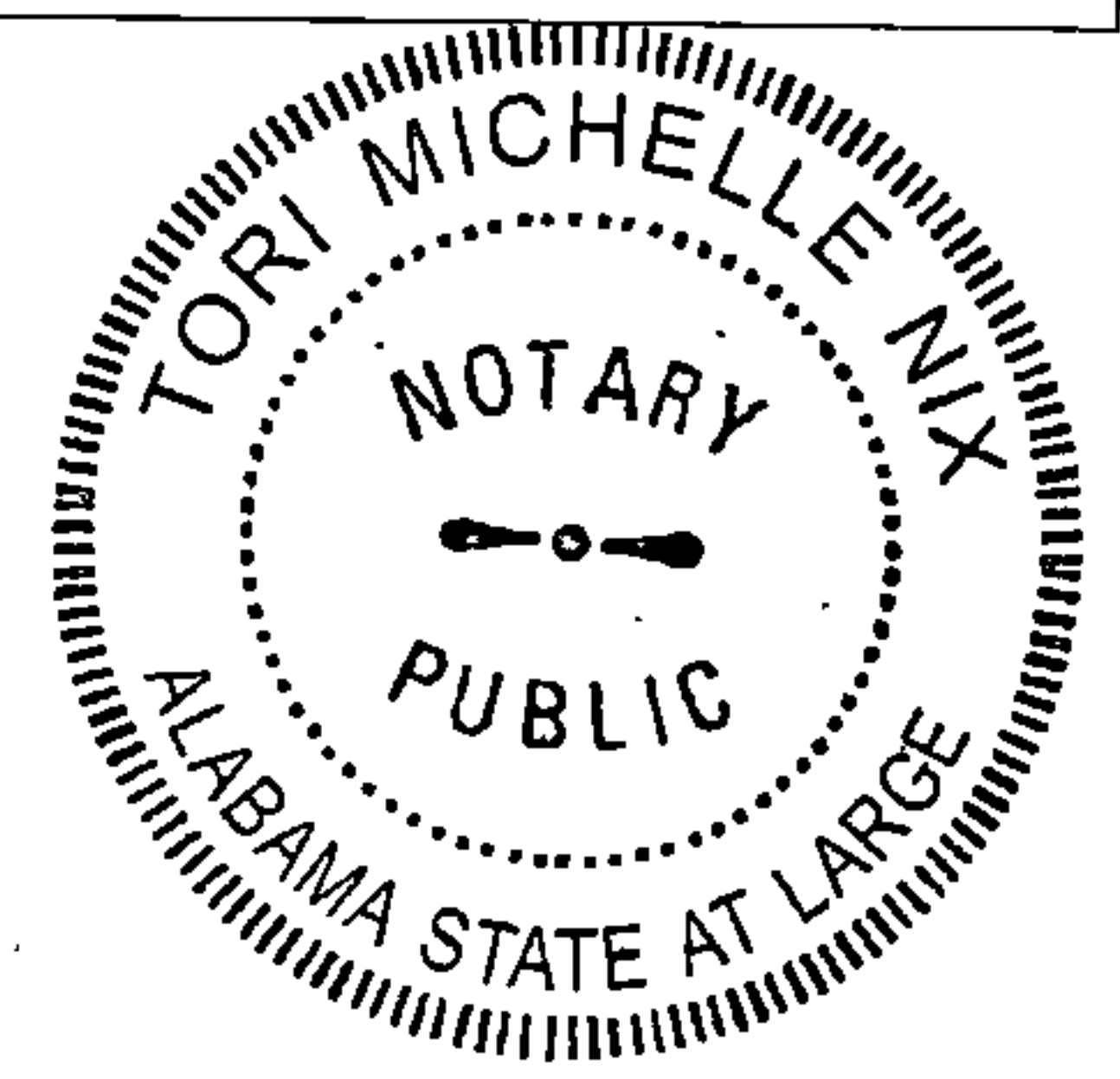
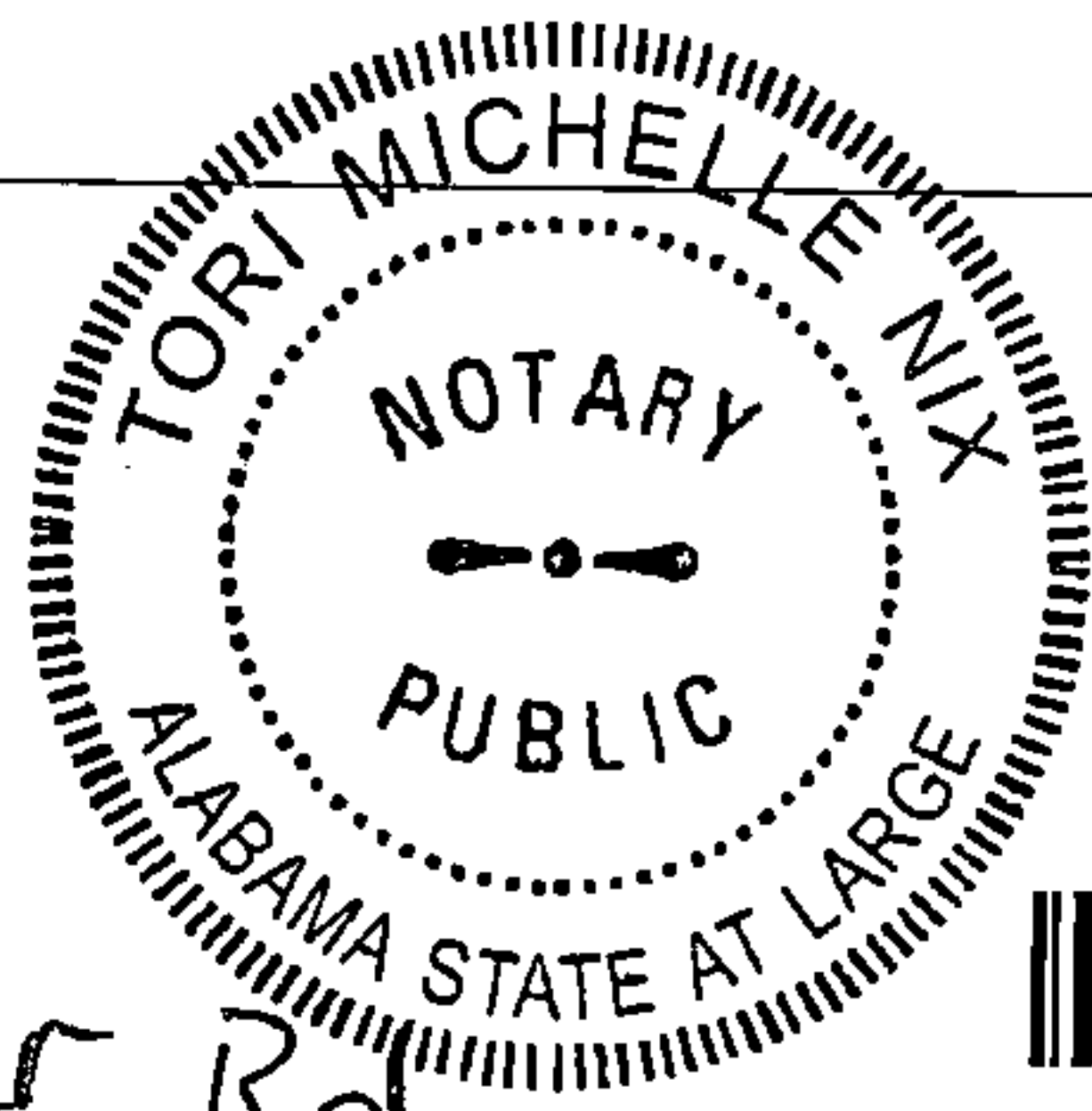
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Dollar (\$1.00) in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, Kimberly S. McAnnally, do hereby grant, bargain, sell and convey unto Kimberly S. Winter, hereinafter Grantee, all their right, title, interest, and claim in or to the following described real estate situated in Shelby County, State of Alabama, to wit:

Commence at an iron stake at the SW corner of the SW 1/4 of SE 1/4 of Section 28, Township 20, Range 4 West, Shelby County, Alabama; thence run North along the 1/4 - 1/4 section line 968 feet to an iron stake on the south side of right-of-way of the paved highway running from Genery's Gap; thence North 39 deg. 33' East 385 feet along said right-of-way to an iron stake; thence continue in the same direction along said right-of-way a distance of 30 feet to the point of beginning of the property herein conveyed; thence run South 49 deg. 30' East a distance of 315 feet to a point; thence run 38 deg. 48' a distance of 170 feet, more or less, to a point on the eastern boundary of Parcel One as described in that certain deed recorded in Deed Book 326, Page 969 in the Probate Records of Shelby County, Alabama; thence run North 49 deg. 30' West 315 feet to an iron stake, being the NE corner of property herein conveyed and also the NE corner of Parcel One as described in the aforesaid deed recorded in Deed Book 326, Page 969 in the Probate Records of Shelby County, Alabama; thence run along the right-of-way of the paved highway South 38 deg. 48' West 170 feet to the point of beginning, containing 1.23 acres, more or less.

TO HAVE AND TO HOLD unto the Grantee and unto her heirs and assigns, in fee simple.

<p>IN WITNESS WHEREOF, the undersigned hereto sets her hand and seal this the <u>30</u> day of <u>September</u>, 2022.</p> <p><u>Kimberly S. McAnnally</u> Kimberly S. McAnnally</p>	<p>IN WITNESS WHEREOF, the undersigned hereto sets her hand and seal this the <u>30</u> day of <u>September</u>, 2022.</p> <p><u>Kimberly S. Winter</u> Kimberly S. Winter</p>
<p>State of Alabama County of Shelby I, a Notary Public, hereby certify that Kimberly S McAnnally, whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Give under my hand this <u>30th</u> day of <u>September</u>, 2022.</p> <p><u>Tori Michelle Nix</u> Notary Public My Commission Expires <u>9/15/25</u>.</p>	<p>State of Alabama County of Shelby I, a Notary Public, hereby certify that Kimberly S Winter, whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Give under my hand this <u>30th</u> day of <u>September</u>, 2022.</p> <p><u>Tori Michelle Nix</u> Notary Public My Commission Expires <u>9/15/25</u>.</p>

Prepared by
Kimberly Winter
5209 S. Shades Cr Rd
Bessemer AL 35022



20221005000380010 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
10/05/2022 10:09:52 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kimberly McAnally
Mailing Address 5209 S. Shades Cr Rd
Bessemer AL
35022

Grantee's Name Kimberly Winter
Mailing Address 5209 S. Shades Cr Rd
Bessemer AL
35022

Property Address 5209 S. Shades Cr Rd
Bessemer AL
35022

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 142,330

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 to clear title

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 10/15/2022

Print Kimberly Winter
Sign Kimberly Winter

Unattested



20221005000380010 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
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(Grantor/Grantee/Owner/Agent) circle one