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10/14/2022 08:37:39 AM
QCDEED 1/3

Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To:
Stacey D. Childers

QUIT CLAIM DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of **One Dollar and No Cents (\$1.00)**, the amount of which can be verified in the **Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Heath Childers, a single man**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Stacey D. Childers, a single woman**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

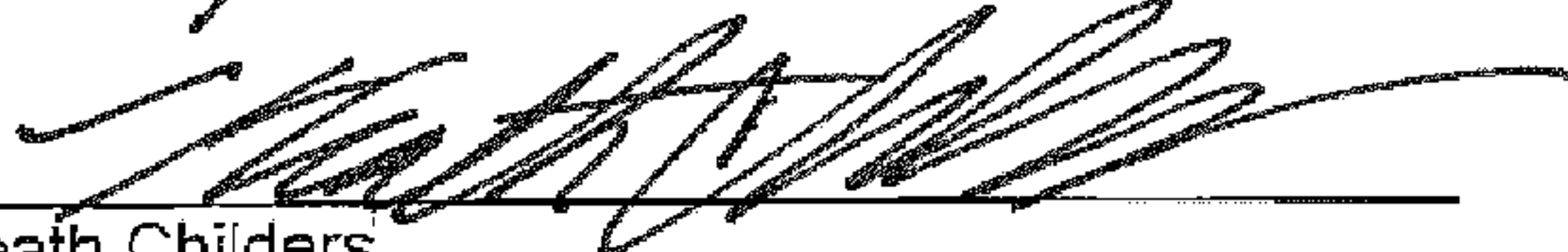
See attached Exhibit A for legal description incorporated herein for all purposes.

Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 23 day of

August, 2022


Heath Childers

State of Alabama

County of Shelby

I, Phyllis D. Haithcock, a Notary Public in and for said County, in said State, hereby certify that Heath Childers, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 23rd day of August, 2022.


Notary Public, State of Alabama

Phyllis D. Haithcock
Printed Name of Notary

My Commission Expires:

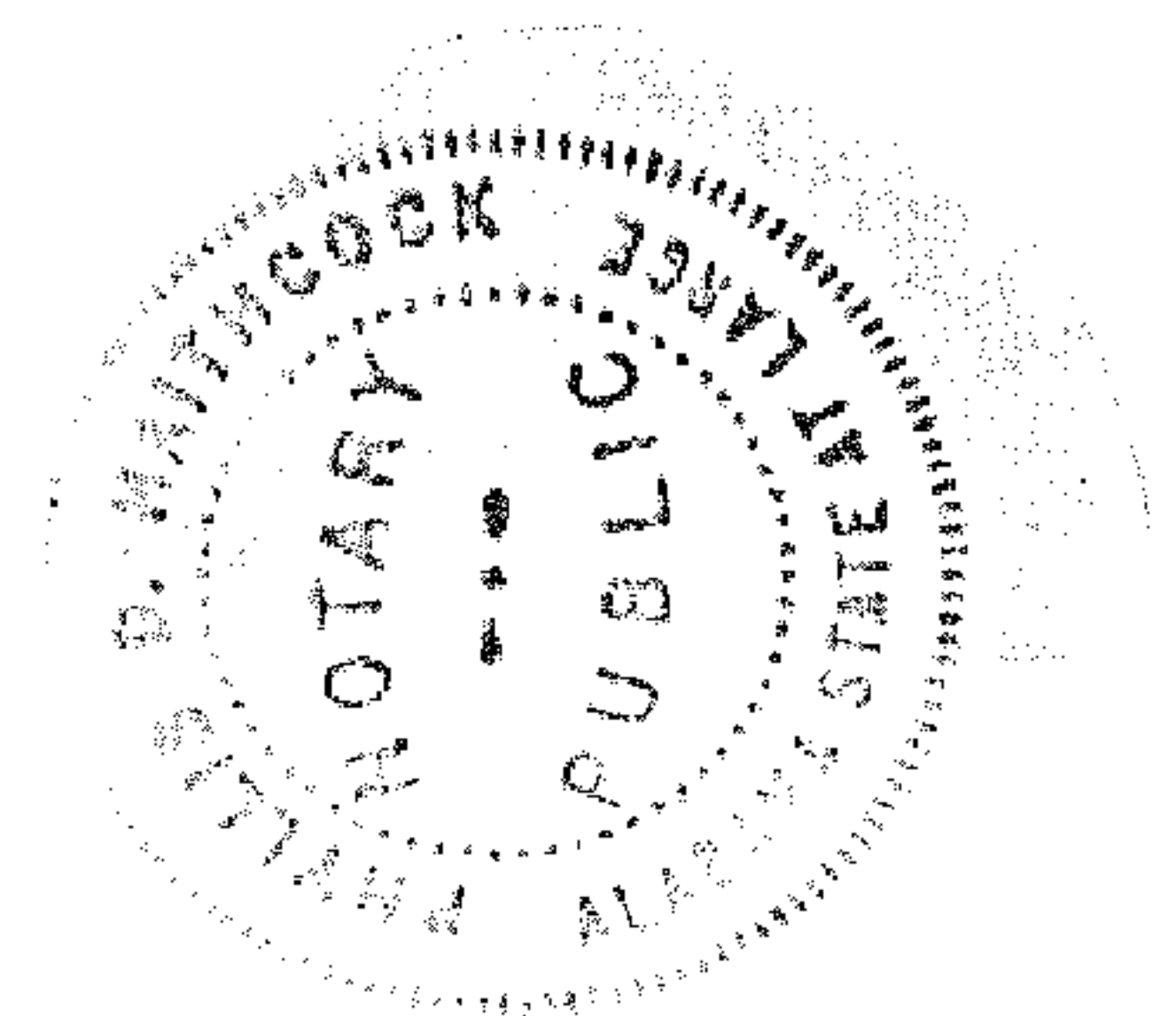
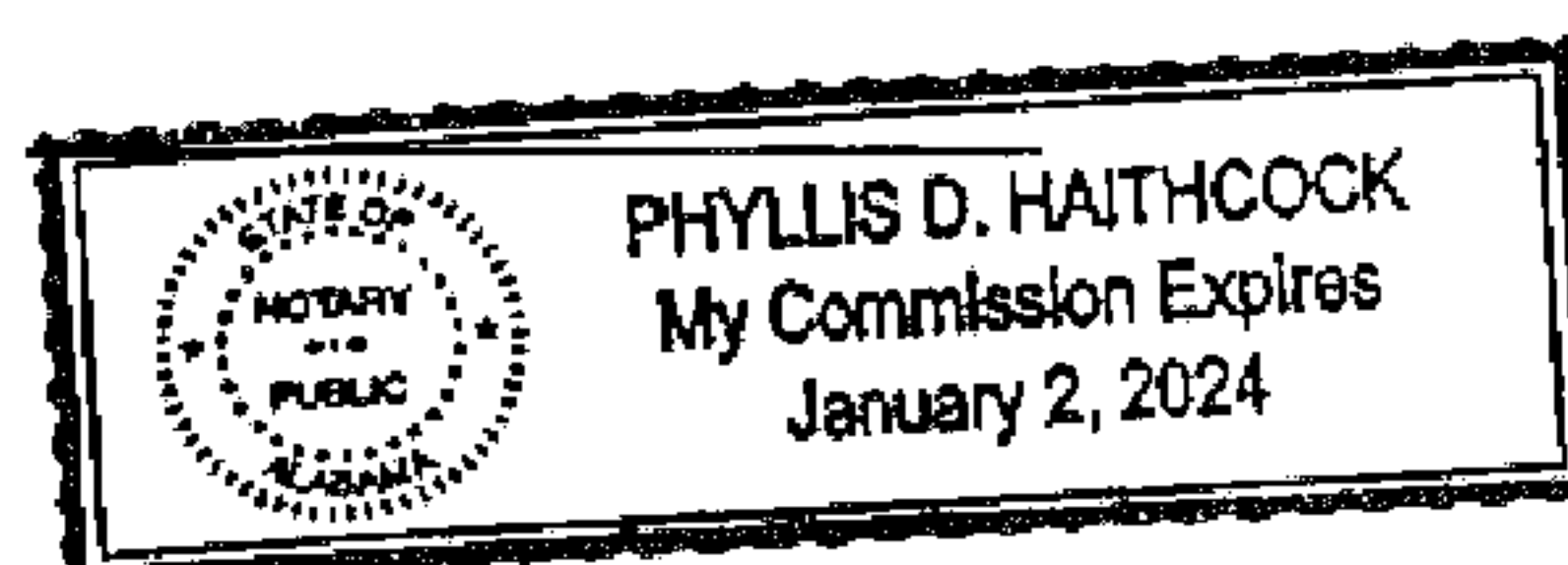


EXHIBIT "A"
LEGAL DESCRIPTION

All that certain parcel of land situate in the City of Wilsonville, County of Shelby, State of Alabama being known and designated as follows:

Commence at the NE corner of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama: thence, South 0°27'12" West along the East line of said section a distance of 350.32 feet; thence North 89°32'48" West a distance of 196.75 feet to the Point of Beginning; thence North 87°51'38" West a distance of 203.93 feet; thence North 19°42'43" East a distance of 275.09 feet to the Southerly right of way of Shelby County Highway 410; thence South 82°52'41" East along said right of way a distance of 34.80 feet to a point of curve to the right having a central angle of 32°03'24" and a radius of 246.44 feet; thence along the arc of said curve and along said right of way a distance of 137.88 feet; thence South 50°49'18" East along said right of way a distance of 6.64 feet; thence South 14°44'10" West and leaving said right of way a distance of 211.53 feet to the POINT OF BEGINNING.

Being further described as Lot 1, according to the survey of Newsome Place, as recorded in Map Book 30, Page 118, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Heath Childers	Grantee's Name	Stacey D. Childers
Mailing Address	<u>942 Newsome Rd</u> <u>Wilsonville AL 35186</u>	Mailing Address	<u>942 Newsome Rd.</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>942 Newsome Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>August 31, 2022</u>
		Total Purchase Price	<u>5,000.00</u>
		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	☐ 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 of 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 August 17, 2022

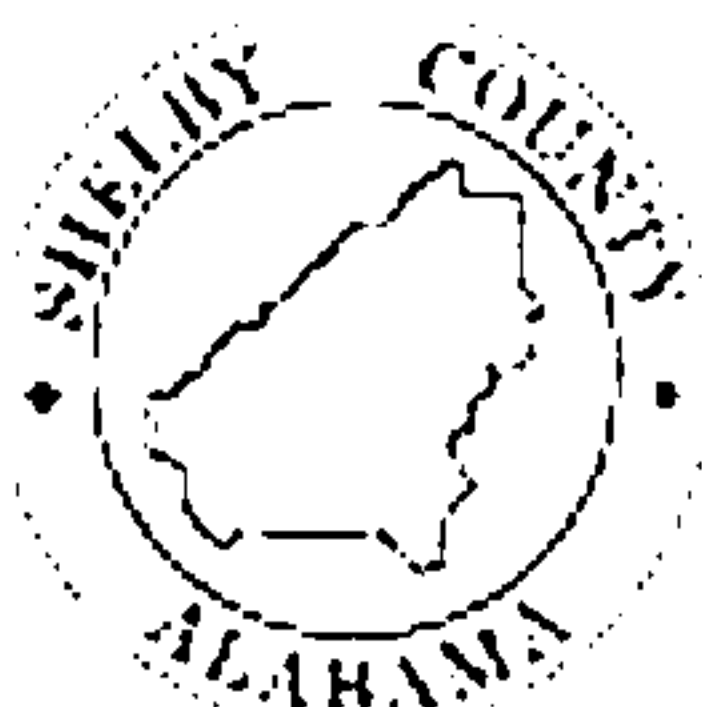
Print Heath Childers

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2022 08:37:39 AM
\$33.00 BRITTANI
20221014000389560

Form RT-1

Allen S. Boyd