

WHEN RECORDED MAIL TO:

HENNESSEY LAW FIRM, PC
17300 N DALLAS PARKWAY #3090
DALLAS, TX 75248

20221024000399510
10/24/2022 03:57:26 PM
DEEDS 1/3

PREPARED BY:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

SEND TAX MESSAGE TO:

CHARLES S. ROBINSON AND ADDIE J. ROBINSON
130 LUQUIRE LANE
COLUMBIANA, AL 35051

QUITCLAIM DEED - perfecting title

THIS QUITCLAIM DEED, Executed this 18 day of October, 2021, by first party **CHARLES S. ROBINSON AND ADDIE J. ROBINSON, WHO ERRONEOUSLY ACQUIRED TITLE AS ADDIE T. ROBINSON, HUSBAND AND WIFE**, whose mailing address is 130 LUQUIRE LANE, COLUMBIANA, AL 35051 to second party, **CHARLES S. ROBINSON AND ADDIE J. ROBINSON, HUSBAND AND WIFE**, whose mailing address is 130 LUQUIRE LANE, COLUMBIANA, AL 35051.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of COLUMBIANA, County of SHELBY, State of ALABAMA to wit:

LOT 2 OF THE HOME PLACE A RESURVEY OF PART OF LOT 3 OF LUQUIRE SURVEY, AS RECORDED IN MAP BOOK 38, PAGE 84, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID LOT BEING LOCATED IN SECTION 32, TOWNSHIP 21 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA CONTAINING 1.03 ACRES MORE OR LESS. ALSO, A 30' INGRESS/EGRESS AND UTILITY EASEMENT AS RECORDED IN MAP BOOK 38, PAGE 84, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

APN: 20 9 32 0 000 025.010

Property Address: 130 LUQUIRE LANE, COLUMBIANA, AL 35051

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

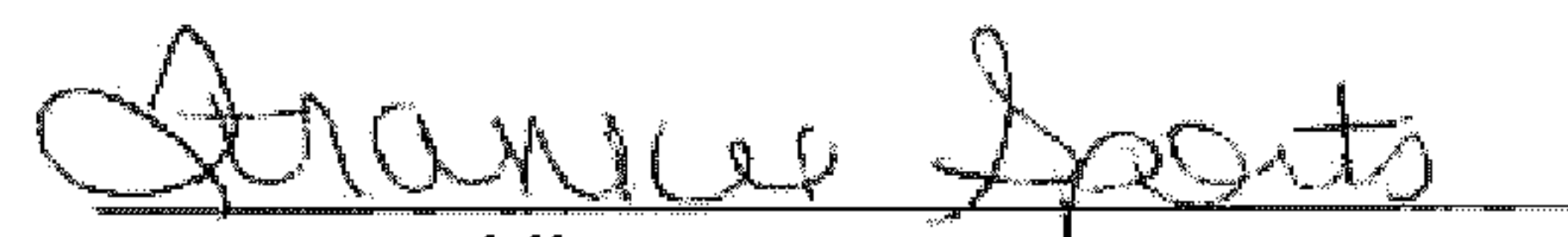

CHARLES S. ROBINSON


ADDIE J. ROBINSON

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, Frankie Sports, a Notary Public, hereby certify that **CHARLES S. ROBINSON AND ADDIE J. ROBINSON**, 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 on the day the same bears date. Given under my hand this ^{18th} day of October, 2021.

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023


Notary Public

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

Grantor's Name Addie T. Robinson
 Mailing Address 130 Luqure Ln
Columbiana, AL 35051

Grantee's Name Charles S. Robinson and Addie
 Mailing Address T. Robinson
130 Luqure Ln
Columbiana, AL 35051

Property Address 130 Luqure Ln
Columbiana, AL 35051

Date of Sale 10/18/2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 216,000

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 10/24/2022

Print Tytia Williams

Unattested

Sign

(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
 10/24/2022 03:57:26 PM
 \$30.00 BRITTANI
 20221024000399510

Ann S. Byrd

Form RT-1