

20221028000405820
10/28/2022 03:16:05 PM
QCDEED 1/3

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Kim W. Reynolds, a** Single woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Mark A. Reynolds, Sr.** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

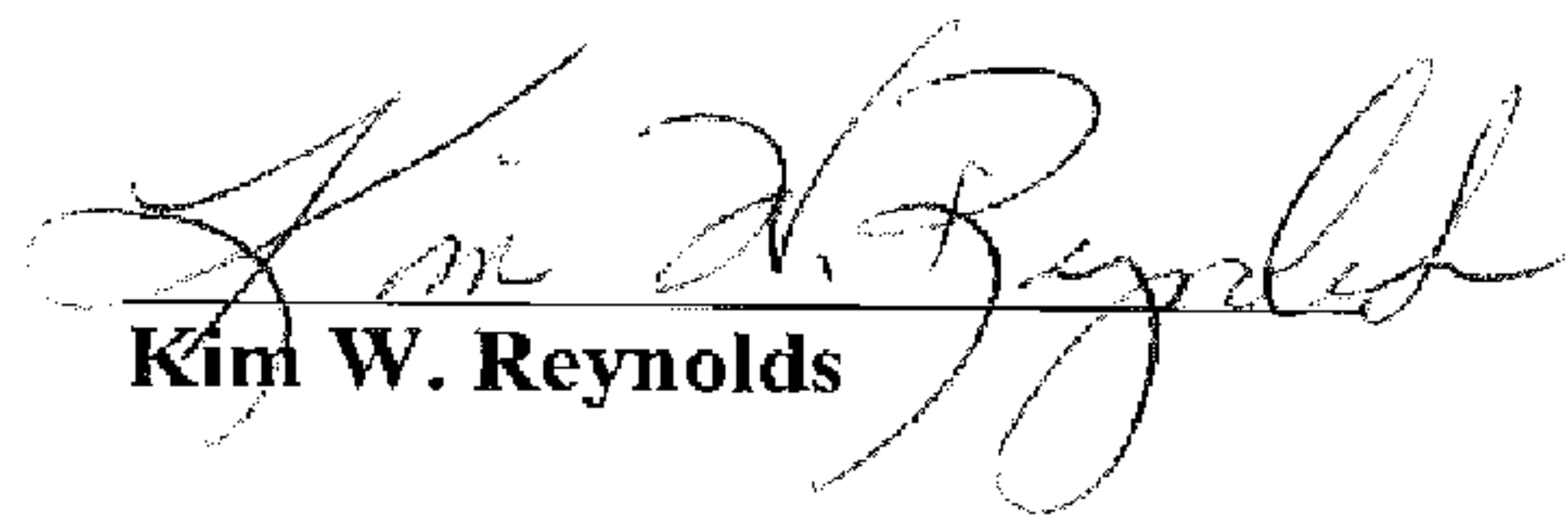
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

No part of the homestead of the Grantor herein or spouse if any.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

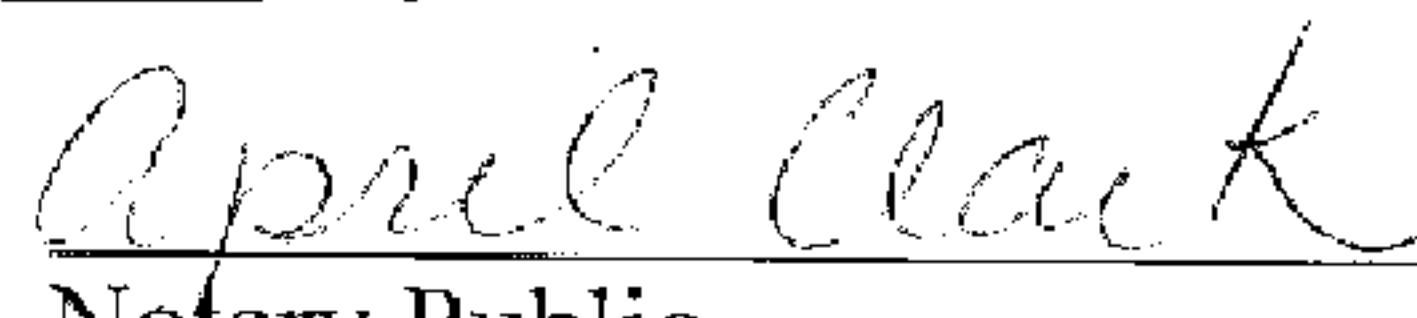
Given under my hand and seal, this 26th day of October, 2022.


Kim W. Reynolds

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kim W. Reynolds** whose name(s) is/are signed to the foregoing conveyance, and who is 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 and official seal this 26th day of October 2022.


Notary Public
My Commission Expires: 9-1-2024

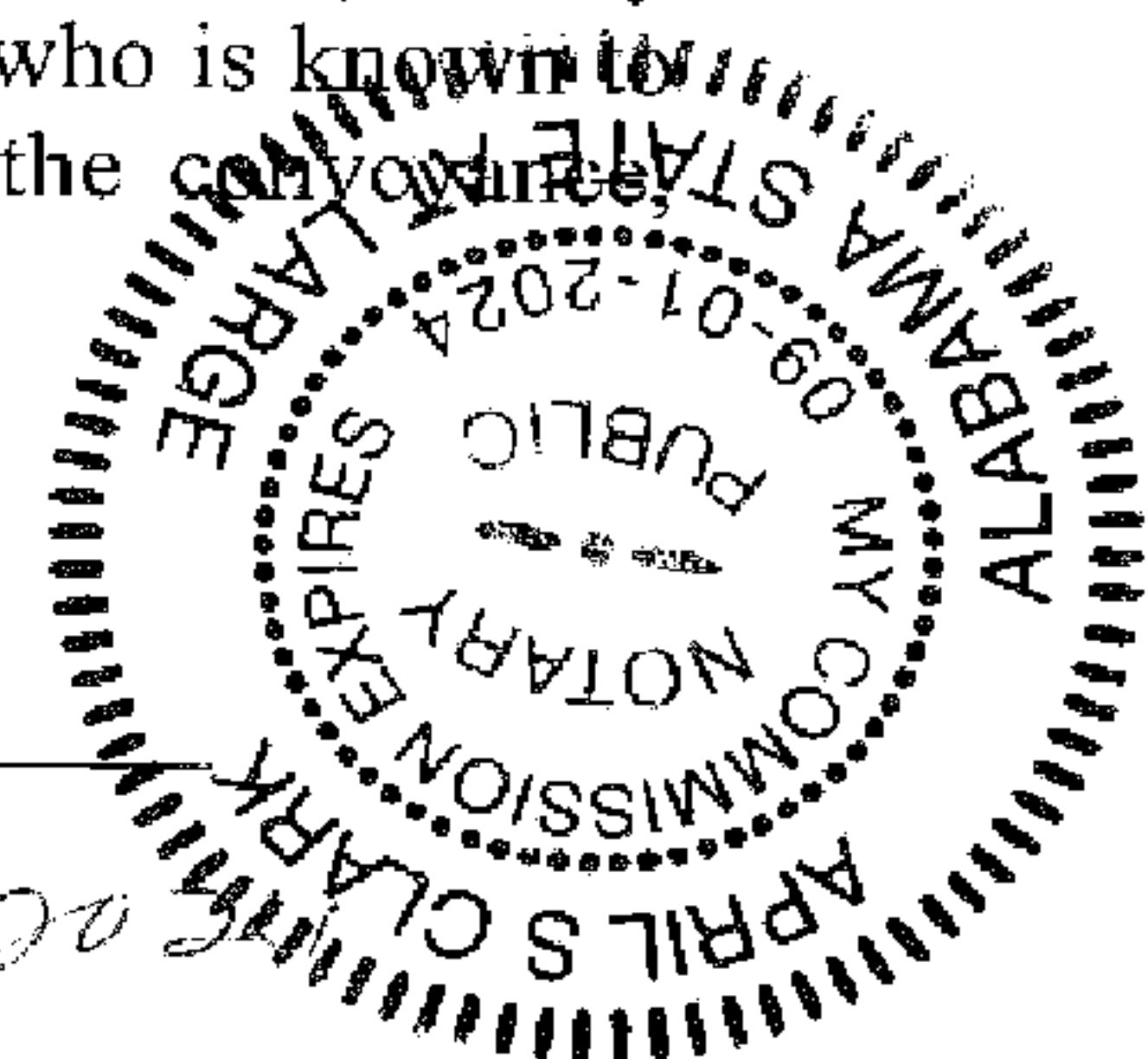


EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 18 South, Range 2 East; thence run westerly a distance of 1,575.02 feet to a point; thence turn 119 degrees 40 minutes 10 seconds right and run a distance of 198.73 feet to a point; thence turn 12 degrees 53 minutes right and run a distance of 46.60 feet to the point of beginning; thence continue along last described course a distance of 175.12 feet to a point; thence turn an angle of 47 degrees 26 minutes 50 seconds to the right and run a distance of 979.19 feet to a point on the West right of way line of Shelby County Highway #57; thence turn an angle of 99 degrees 19 minutes 52 seconds right and run a distance of 125.76 feet along said right of way line to a point; thence turn an angle of 80 degrees 14 minutes 50 seconds to the right and run westerly a distance of 1075.46 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2022 03:16:05 PM
\$33.00 BRITTANI
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Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Kim A. Reynolds
Mailing Address 140 Magnolia Cir
Columbiana, AL
35051

Grantee's Name Mark A. Reynolds
Mailing Address P.O. Box 44
Vincent, AL
35178

Property Address Hwy 57
Vincent, AL
35178

Date of Sale 10-26-22
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 10-26-22

Print Mike T. Atkinson

Unattested

Sign Mike T. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one