



2022117000426500 1/3 \$37.50  
 Shelby Cnty Judge of Probate, AL  
 11/17/2022 03:22:34 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
 P. O. Box 587  
 Columbiana, Alabama 35051

**QUITCLAIM DEED**

THE STATE OF ALABAMA,  
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Nine Thousand Five Hundred and no/100 Dollars (\$9,500.00) in hand paid to Karin Y. Henderson, a married woman (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Mavis Cohill (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 2: Commence at the Northeast Corner of Section 1, Township 21South, Range 1 East; thence run south along the east line of said Section for 1324.93 feet; thence turn an angle of 90 deg. 04 min. 37 sec. to the right and run 500.94 feet; thence turn an angle of 90 deg. to the right and run 210.00 feet; thence turn an angle of 90 deg. to the left and run 210.00 feet to the point of beginning of the parcel herein described; thence turn and angle of 0 deg. 16 min. 30 sec. to the left and run 198.23 feet; thence turn and angle of 90 deg. 50 min. 44 sec. to the right and run 210.96 feet; thence turn an angle of 89 deg. 25 min. 46 sec. to the right and run 196.12 feet; thence turn an angle of 90 deg. to the right and run 210.00 feet to the point of beginning. Said parcel is lying in the NE¼ of the NE¼, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and contains 0.95 acre.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 14 day of November, 2022.

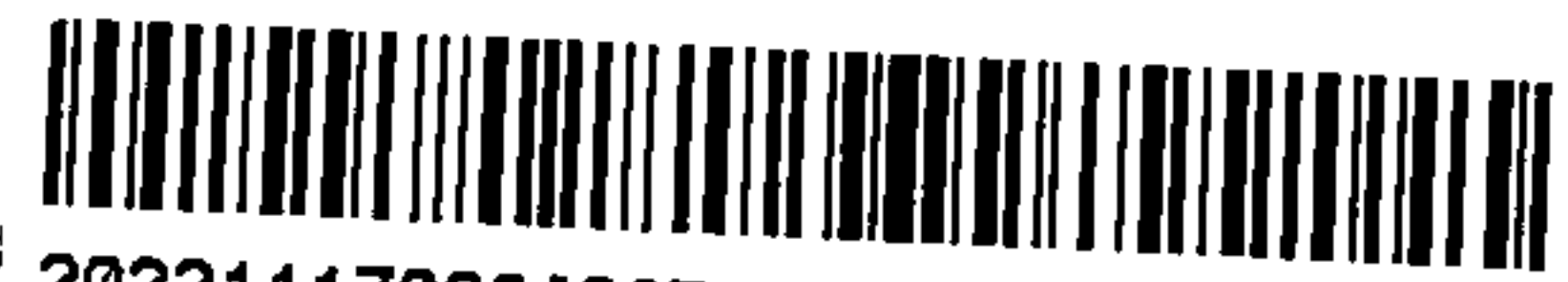
  
 Karin Y. Henderson

[acknowledgment on following page]

Shelby County, AL 11/17/2022  
 State of Alabama  
 Deed Tax: \$9.50

STATE OF Virginia

COUNTY OF Prince William



20221117000426500 2/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
11/17/2022 03:22:34 PM FILED/GERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Karin Y. Henderson, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of November, 2022.



  
Notary Public

My commission expires: 01/31/2026

Real Estate Sales Validation Form

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

Grantor's Name Karin Y. Henderson
Mailing Address 18714 Kerill Road
Triangle, VA 22172

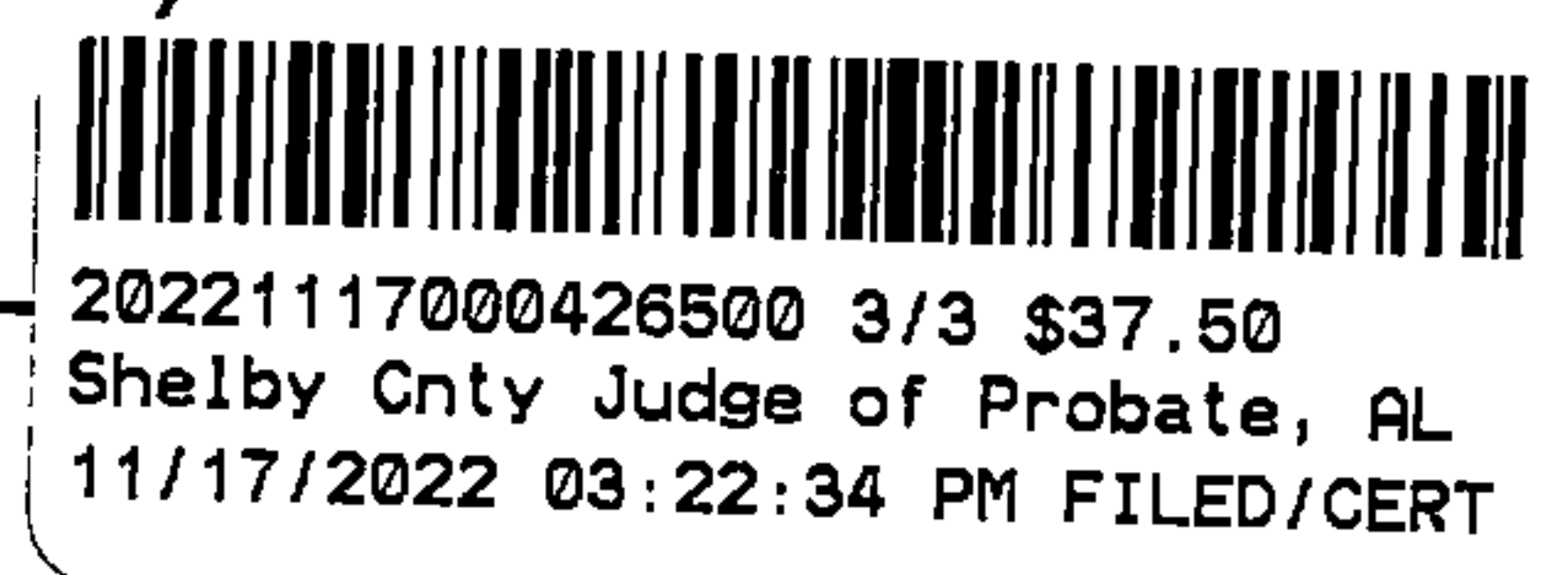
Grantee's Name Mavis Cohill
Mailing Address PO Box 445
Wilsonville, AL 35186

Property Address Bush Drive
Wilsonville, AL 35186

Date of Sale November 14, 2022
Total Purchase Price \$9,500.00
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
X 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 November 14, 2022

Print Karin Y. Henderson
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verifier by)