

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

20221201000438330 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
12/01/2022 12:10:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of 8181⁹⁶ DOLLAR AND ZERO CENTS (\$) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Jared Properties** hereby remises, releases, quit claims, grants, sells, and conveys to **Rowell, Rita Elizabeth 50% Int, Sexton, Stephen Lawrence as Trustee of the Rachel Catherine Ray Trust 25% Int as Trustee of the Samuel Howard Ray Trust 25% In.** (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:

S410 SE1/4 SW1/4 NE1/4 & W420 of E1/2 NW1/4 SE1/4 Lying N of Co Rd # 71 S14 T24N R15E

Parcel ID# 58//33/06/14/0/000/013.002

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.

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

Given under my hand and seal, this 10th day of August, 2021.

Jared Properties
By: Michael M. Jared
As:

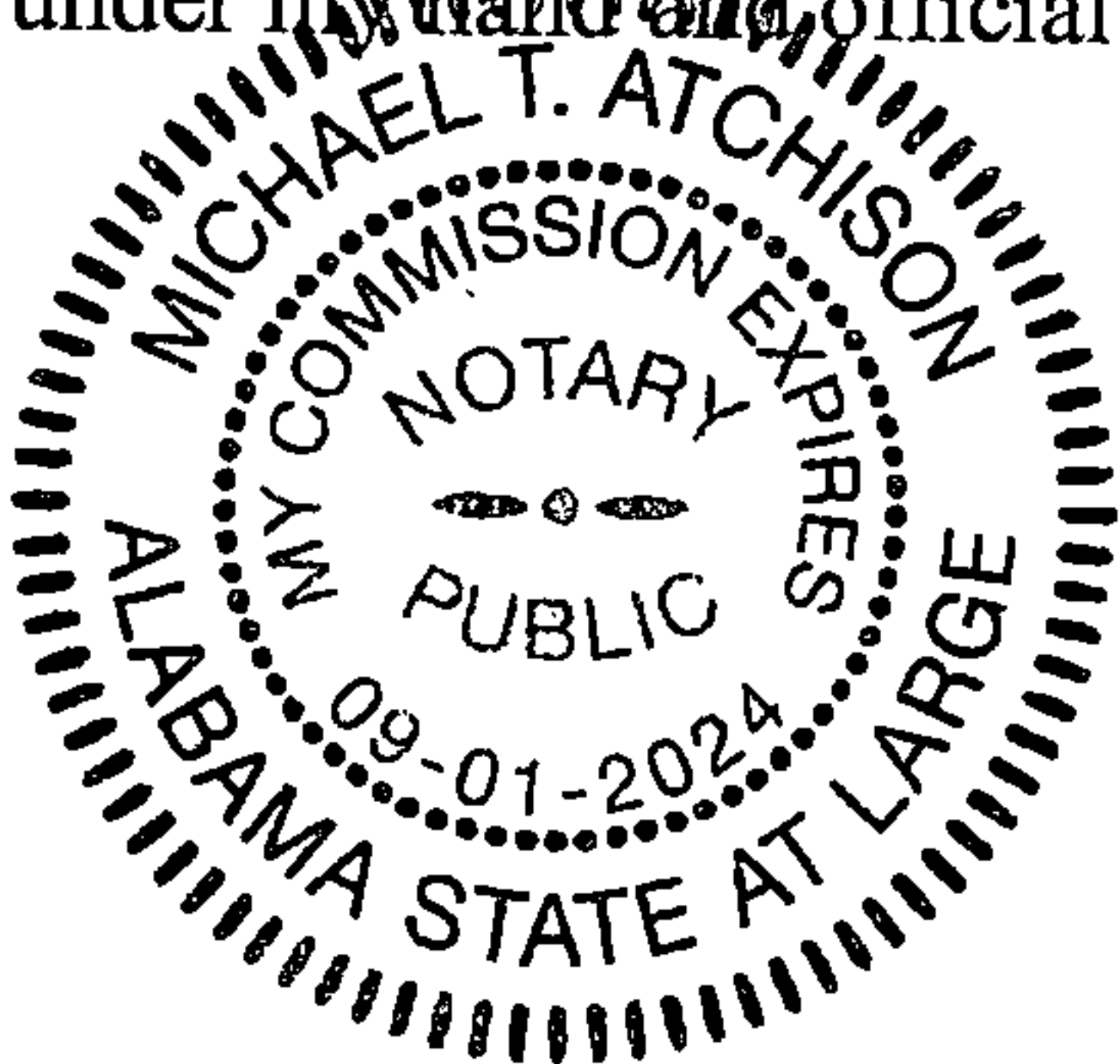
PARTNER

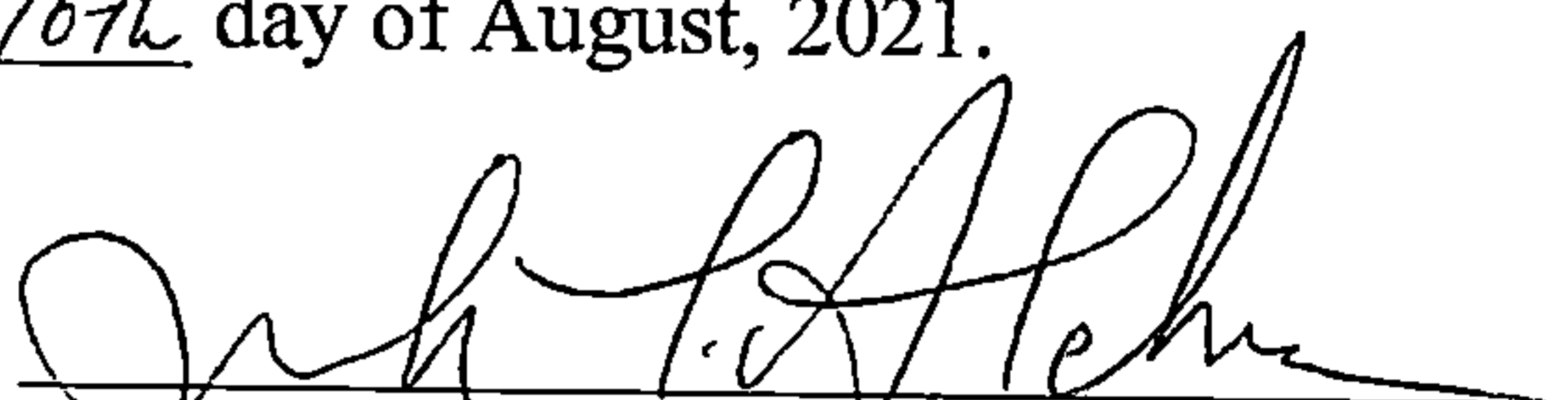
STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 12/01/2022
State of Alabama
Deed Tax: \$8.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael M. Jared as Partner of Jared Properties**, 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 10th day of August, 2021.




Notary Public
My Commission Expires: 9/1/2024

Real Estate Sales Validation Form

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

Grantor's Name Tare Properties
Mailing Address 245 Bream Cove Rd
Columbiana

Grantee's Name RTA ELIZABETH ROWELL
Mailing Address STEPHEN L SEXTON TRUSTE
4 GLEN IRIS PARK
BIRMINGHAM, AL 35205

Property Address 1475 Hwy 71
SHELBY, ALABAMA
35143

Date of Sale 10 Aug 21
Total Purchase Price \$ 8181.92

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 Redemption from Tax Sale

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 Aug 21

Print Tare Properties

Sign Mike T. Phelps
(Grantor/Grantee/Owner/Agent) circle one

Unattested

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