

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



20221207000444270 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
12/07/2022 10:45:47 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **SIXTY THOUSAND DOLLARS AND ZERO CENTS (\$60,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Ernest Buie, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Heliodoro Renteria Torres** (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 _____ day of December, 2022.

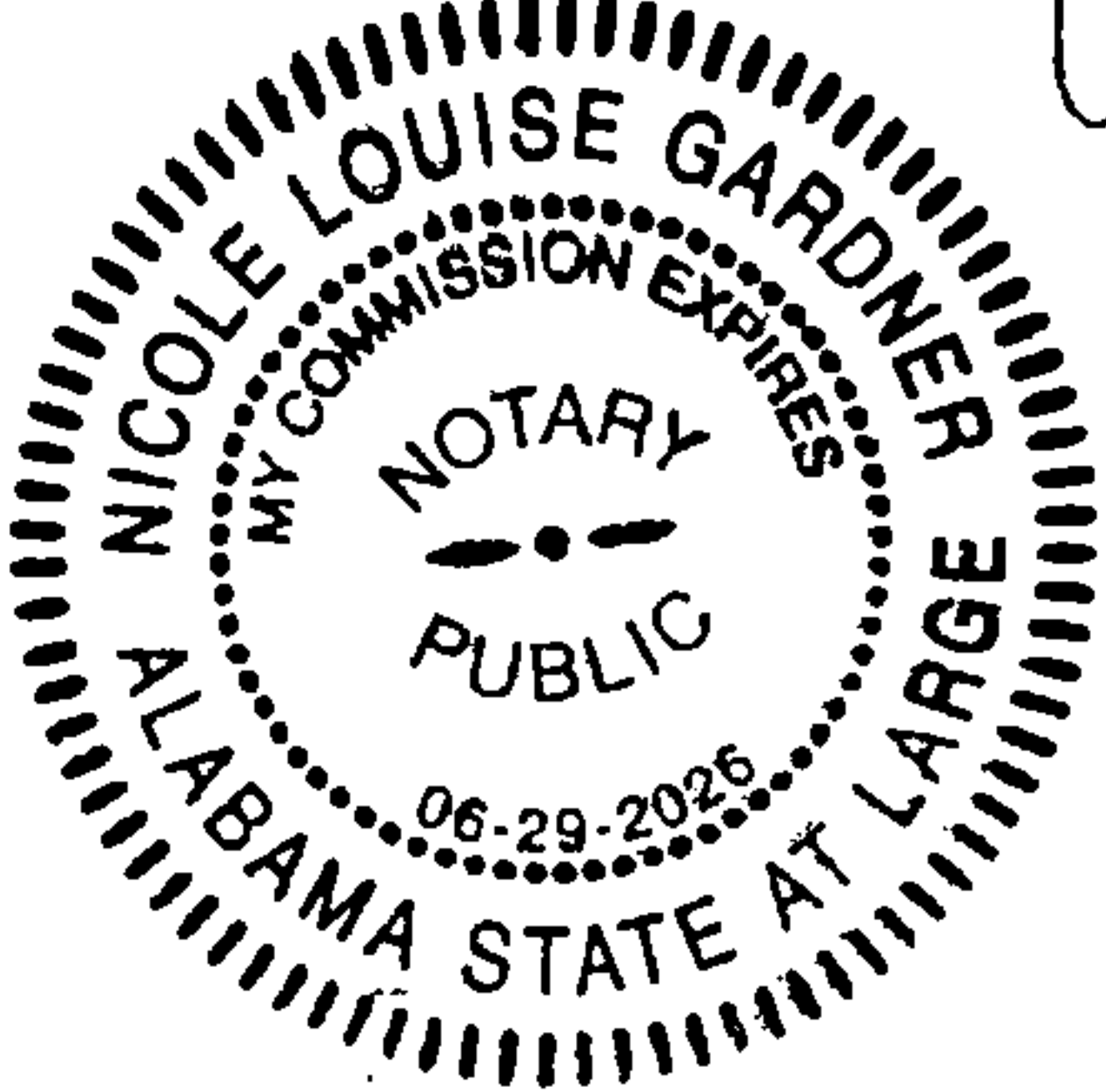
Heliodoro Torres

Ernest Buie
Ernest Buie

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ernest Buie**, 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, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 10th day of December, 2022.



Nicole Louise Gardner
Notary Public
My Commission Expires: 6-29-26

Shelby County, AL 12/07/2022
State of Alabama
Deed Tax: \$60.00

EXHIBIT "A"
LEGAL DESCRIPTION


20221207000444270 2/3 \$88.00
Shelby Cnty Judge of Probate, AL
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PARCEL #2:

Commencing at the Northwest corner of the Duncan Buie property as recorded in Deed Book 330, Page 78, locally accepted as the Northwest corner of the NW ¼ of the SW ¼ of Section 6, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 23 minutes 15 seconds East, 247.15 feet to a railroad iron found at the Northwest corner of the Gordon Timberlands LTD property as recorded in Deed Book 283, at Page 249; thence continue North 89 degrees 23 minutes 15 seconds East, 1105.54 feet along the North boundary of said Gordon property to an iron rod set (CA1066LS) on a yellow painted treeline; thence North 01 degrees 24 minutes 58 seconds West 681.00 feet along said painted treeline to an iron rod set (CA1066LS); thence South 89 degrees 22 minutes 20 seconds West, 1319.28 feet to an iron rod set (CA1066LS); thence South 01 degrees 23 minutes 43 seconds West, 542.27 feet to a 5/8-inch solid iron rod found; thence South 01 degrees 23 minutes 43 seconds West, 138.73 feet to the point of beginning.

Said parcel of land lying in the SW ¼ of the NW ¼ of Section 6, Township 22 South, Range 1 East, Shelby County, Alabama

LESS AND EXCEPT:

PARCEL #1:

Commencing at the Northwest corner of the Duncan Buie property as recorded in Deed Book 330, Page 78, locally accepted as the Northwest corner of the NW ¼ of the SW ¼ of Section 6, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 59 degrees 08 minutes 04 seconds East, 237.73 feet to an iron rod set (CA1066LS) and also being the point of beginning; thence North 10 degrees 05 minutes 29 seconds East 82.39 feet to an iron rod set (C1066LS); thence North 60 degrees 03 minutes 26 seconds East 186.42 feet to an iron rod set (CA1066LS); thence North 88 degrees 26 minutes 23 seconds East, 192.54 feet to an iron rod set (CA1066LS); thence South 32 degrees 30 minutes 47 seconds West, 230.19 feet to an iron rod set (CA1066LS); thence North 83 degrees 03 minutes 13 seconds West, 86.23 feet to an iron rod set (CA1066LS); thence North 88 degrees 27 minutes 29 seconds West, 159.17 feet to the point of beginning,.

Said parcel of land lying in the SW ¼ of the NW ¼ of Section 6, Township 22 South, Range 1 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

20221207000444270 3/3 \$88.00
Shelby Cnty Judge of Probate, AL
12/07/2022 10:45:47 AM FILED/CERT

Grantor's Name Ernest Buie
Mailing Address 1970 Hwy 47
Columbiana AL 35051

Grantee's Name Heliodoro Reuteria Torres
Mailing Address 1504 Kent Drive, Apt 1009
Alabaster AL 35007

Property Address No property address

Date of Sale 12/10/2022
Total Purchase Price \$ 60,000.00
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 12-6-22

Print Ernest Buie

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1