

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

20221212000448100 1/3 \$74.50
Shelby Cnty Judge of Probate, AL
12/12/2022 10:00:15 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **THREE THOUSAND DOLLARS AND ZERO CENTS (\$3,000.00)** 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 **Frances Buie** (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.

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.

Notary Public
My Commission Expires: 10-29-2026

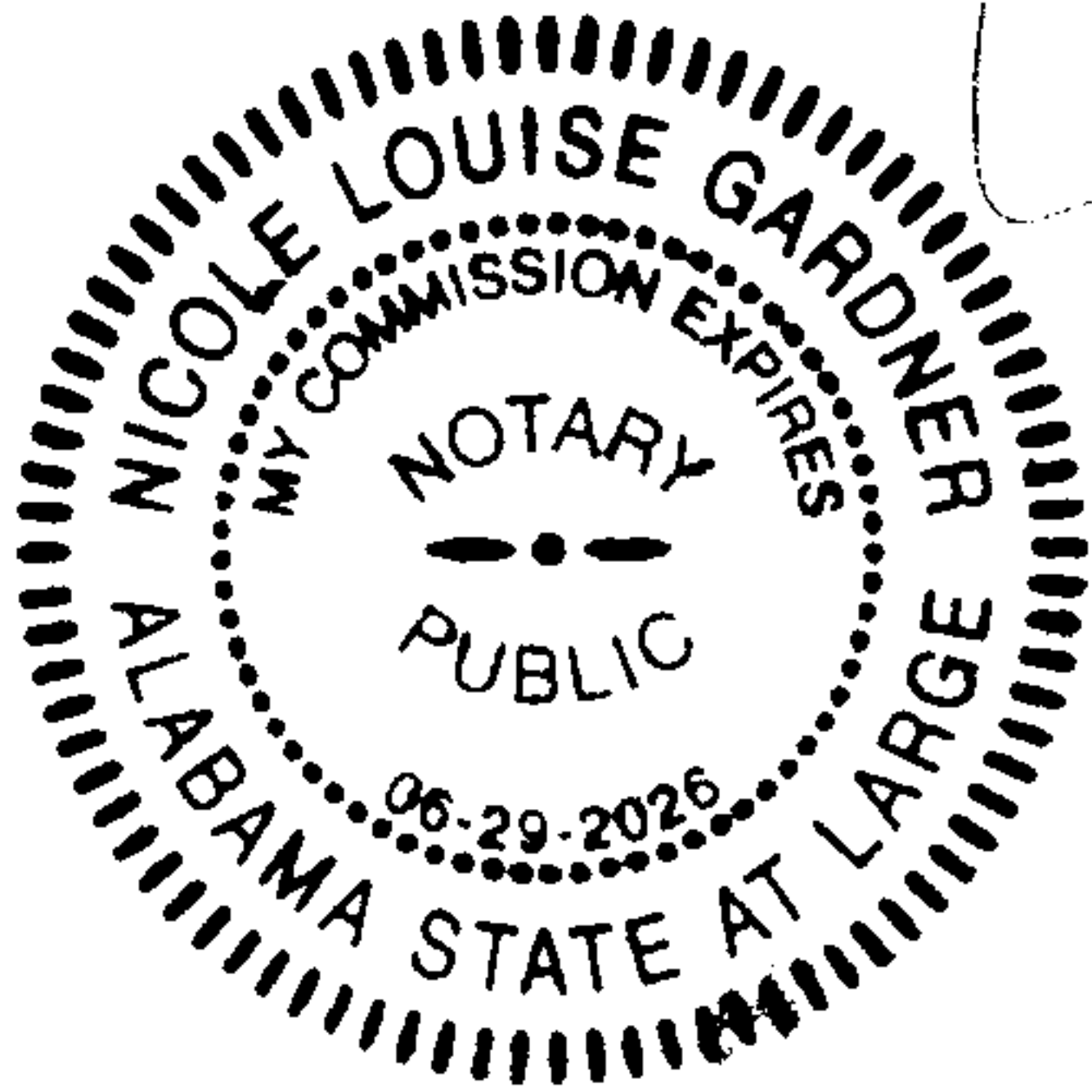



EXHIBIT "A"
LEGAL DESCRIPTION


20221212000448100 2/3 \$74.50
Shelby Cnty Judge of Probate, AL
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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 $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 East, Shelby County, Alabama.

ALSO,

Begin at Northwest corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Township 22, Range 1 East, Shelby County, Alabama; thence South 3 degrees East 662 feet; thence North 88 degrees 46 minutes East 196.4 feet; thence North 3 degrees West 662 feet; thence South 88 degrees 46 minutes West 196.4 feet to beginning, in Section 6, Township 22, Range 1 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Earnest Buie
Mailing Address 1004 ead. Butler Rd
Columbiana AL 35051

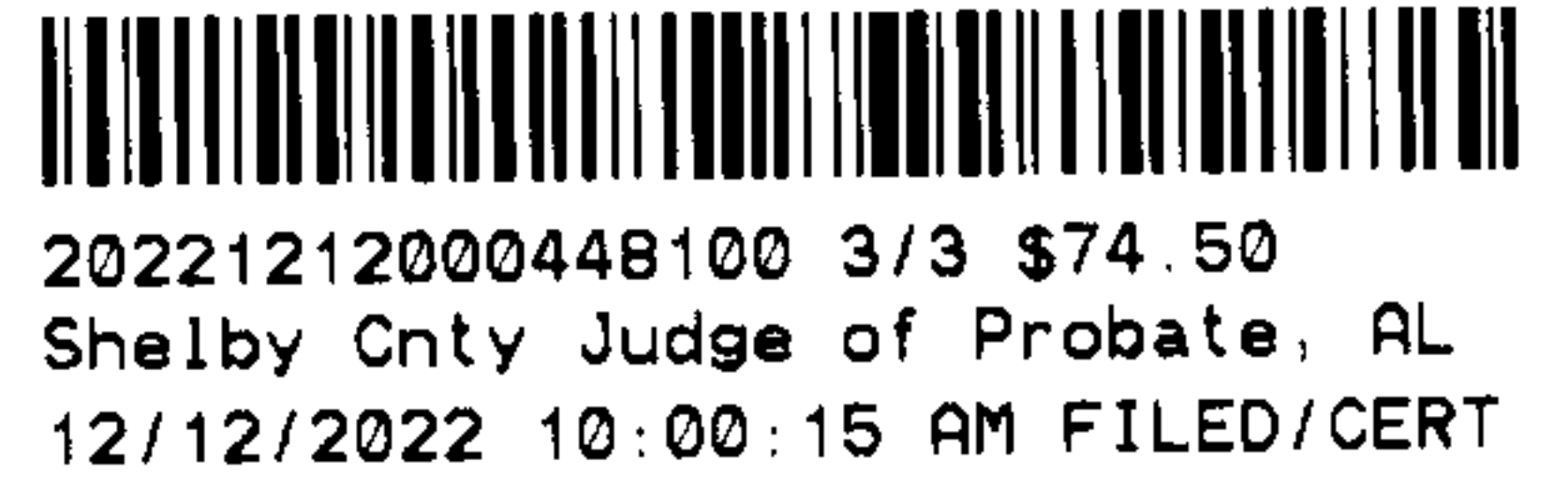
Grantee's Name Frances Buie
Mailing Address 345 Buie Road
Columbiana AL 35051

Property Address 345 Buie Rd
Columbiana AL 35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 46,210



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 12-12-22

Print Frances Buie

Sign Frances Buie

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1