

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Terry Alton Saffold
3398 Hwy 10
Montevallo AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) QUITCLAIM



20230217000043680 1/3 \$126.50
Shelby Cnty Judge of Probate, AL
02/17/2023 12:31:07 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00) [and other good and valuable considerations] in hand paid to the Grantor, **Patrick Alton Saffold** (hereinafter referred to as the Grantor(s)), the receipt of whereof is hereby acknowledged, the Grantor(s), **Patrick Alton Saffold**, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS TO **Terry Alton Saffold** (hereinafter referred to as Grantee), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A

TO HAVE AND TO HOLD to said GRANTEE forever.

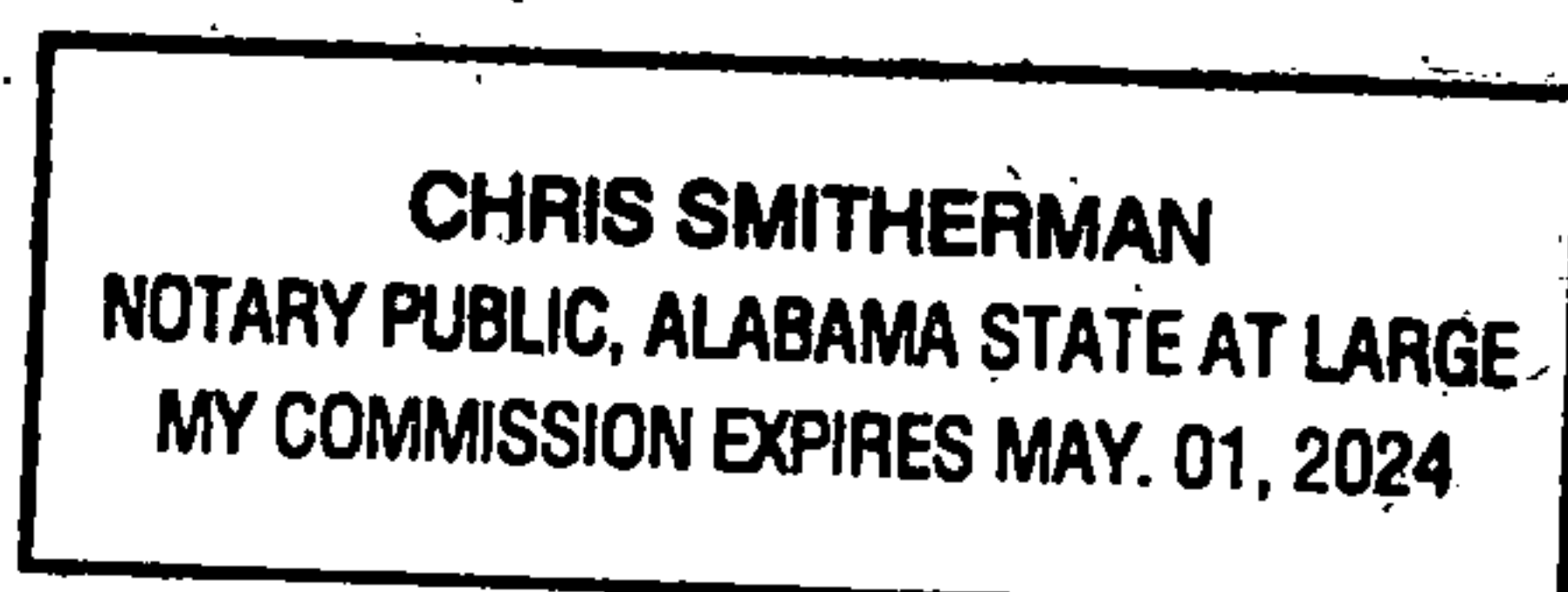
Given under my hand and seal, this the 16 day of February 2023.

Patrick Alton Saffold
Patrick Alton Saffold

STATE OF ALABAMA)
COUNTY OF SHELBY) ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public in and for said County, in said State, hereby certify that **Patrick Alton Saffold** 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 the 16 day of February, 2023.



Chris Smitherman
Notary Public
My Commission Expires: 05/01/2024

Shelby County, AL 02/17/2023
State of Alabama
Deed Tax: \$98.50

Exhibit A

Parcel I: A parcel of land located in the NW $\frac{1}{4}$ of §9, Twp 24N, R12E, more particularly described as: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §9, and run thence E along the S line of said $\frac{1}{4}$ § 30 feet to a point on the SE right of way line of the old Montevallo-Wilton road; thence turn 47°55' left and run NE along said right of way line 1840.4 feet; thence turn 77°30' right and run SE 13.28 feet to the Point of Beginning, said point being located on the SE right of way line of Alabama Highway 25; Thence continue along last described course 151.12 feet; then turn 168°57'14" left and run NW 147.58 feet to a point on the SE right of way line of said Highway 25; thence turn 91°27'14" left and run SW along said right of way line 29 feet to the Point of Beginning, containing \pm .05 acres, subject to easements and rights of way of records, according to a survey by Johnye Horton, Ala Reg Surveyor 12496, dated 12 February 1981.

Parcel II: Commencing at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §9, Twp 24N, R12E, run thence 30 feet to the SE boundary of the old Montevallo-Wilton

Road (said distance being along a bearing of N 87°22'E along the S boundary of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$); thence run N 39°27'E along said SE boundary of the old Montevallo-Wilton Road 1840 feet; thence run S 63°03'E 13.28 feet to the Point of Beginning, lying on the SE right of way line of present Alabama Highway 25; Thence run S 63°03'E 406.72 feet; thence run N 39°27'E parallel to said Alabama Highway 25's SE right of way line 245 feet; thence run N 63°03'W 406.72 feet to a point on said SE right of way line of Alabama Highway 25; thence run S 39°27'W along said right of way line 245 feet to the Point of Beginning.



20230217000043680 2/3 \$126.50
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Real Estate Sales Validation Form

20230217000043680 3/3 \$126.50
Shelby Cnty Judge of Probate, AL
02/17/2023 12:31:07 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Patrick Saffold
Mailing Address 3398 Hwy 10
Monticello AL 35715

Grantee's Name Terry Saffold
Mailing Address 3398 Hwy 10
Monticello AL 35715

Property Address See above
Hwy 25
36-2-09-2-001-054.000

Date of Sale 2/16/23
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 98,260

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 family transfer - son to dad

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 2/16/23

Print Cheryl

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1