

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Greg Wilson
1367 3rd Avenue SW
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Nina Frink, a married woman, formerly known of record as Nina K. Wilson** (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Greg Wilson, a(n) unmarried man** (hereinafter called Grantee), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast Corner of said 1/4-1/4 Section; thence turn South along the East 1/4-1/4 line 638.5 feet to the point of beginning; thence continue last course 200.00 feet; thence run North 89 deg. 59 min. West a distance of 100.00 feet; thence run North a distance of 213.26 feet; thence run South 82 deg. 26 min. East a distance of 100.88 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a non-exclusive easement for ingress, egress and utilities, said easement being described as follows: commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama; thence run South along the East 1/4-1/4 line 638.5 feet to the point of beginning of said easement; thence continue last course 50.00 feet to the point of a clockwise curve having a delta angle of 97 deg. 34 min., a radius of 50.00 feet, and a tangent of 57.08 feet; thence run along the arc of said curve 85.14 feet; thence run South 82 deg. 26 min. East a distance of 50.00 feet to the point of beginning.

All lying and being in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Shelby County, Alabama, Case No. DR-2020-90052300.

SIGNATURES APPEAR ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, I sign my hand, this the 20th day of February,
2023.

X Nina Frink
Nina Frink

STATE OF Alabama
COUNTY OF Shelby

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Nina Frink**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of February, 2023.

Christopher Owens

Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Real Estate Sales Validation Form

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

Grantor's Name Nina FrinkGrantee's Name Greg WilsonMailing Address 8451 Bradford Road
Priest, AL 35126Mailing Address 1367 3rd Avenue SW
Alabaster, AL 35007Property Address 1367 3rd Avenue SW
Alabaster, AL 35007

Date of Sale _____, 20

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$169,480.00

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: 1/2 Tax Assessor's Value Due to Divorce - \$84,740.00

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 February 20, 2023Print: Nina Frink☐ Unattested

(verified by)

Sign

Nina Frink

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

02/20/2023 12:53:24 PM

\$113.00 BRITTANI

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Allen S. Bayl