

THIS INSTRUMENT WAS PREPARED BY:  
Jeannie C. Jones, Attorney  
2 Riverchase Office Plaza, Suite 105  
Birmingham, AL 35244

SEND TAX NOTICE TO:  
Amanda Jenkins  
1345 Highway 33  
Pelham, AL 35124

**QUIT CLAIM DEED**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )



20230221000046030 1/3 \$169.00  
Shelby Cnty Judge of Probate, AL  
02/21/2023 11:10:03 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One thousand dollars (\$1,000.00)**, to the undersigned grantor, **Joni Taylor.**, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Joni Taylor, an unmarried woman**, (herein referred to as grantor, whether one or more), do hereby remise, release, quit claim and convey unto **Amanda Jenkins, an unmarried woman**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land situated in the Northeast ¼ of the Northeast ¼ of Section 13, Township 20 South, Range 3, West, Shelby County, Alabama, and more particularly describe as follows:

Commence at the Northeast corner of Section 13, thence run West along the North section line 325.36 feet, thence turn left 61 degrees 22' 30" and run Southwest 194.40 feet; thence turn left 7 degrees 18 feet 30" and run Southwest 183.09 feet; thence turn right 5 degrees 07' 00" and run Southwest 171.02 feet; thence Southwest 190.01 feet to the point of beginning; thence turn left 01 degree 15;00" and run Southwest 160.3 feet; thence turn left 118 degrees 29' 00" and run Southeast 318.97 feet to a point on the Westerly right of way line of Shelby County Highway Number 33, said point being on a curve having a central angle of 04 degrees 11' 19" and a radius of 1567.89 feet; thence turn left 67 degrees 36' 43" to the tangent of said curve and run Northeast along the ac of said curve to the right 113.62 feet; thence turn left 109 degrees 23' 17" and run Northwest 292.33 feet to the point of beginning.

ALSO: A right of way for ingress and egress, 12 feet wide, 6 feet on each side of the following described centerline:

Commence at the point of beginning of the above described parcel, thence run South 84 degrees 40' 11" East 255.57 feet to the point of beginning of said centerline; thence turn left 116 degrees 41' 33" and run Northeast 49.58 feet; thence turn right 33 degrees 41; 40" and run Northeast 45.73 feet to a point of the Westerly right of way of Shelby County Highway #33 and the end of said centerline.

Situated in Shelby County, Alabama.

The legal description set out herein was furnished to preparer by the grantee herein without the benefit of survey or title search.

**TO HAVE AND TO HOLD** to the said **Amanda Jenkins**, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21<sup>st</sup> day of Feb, 2023.

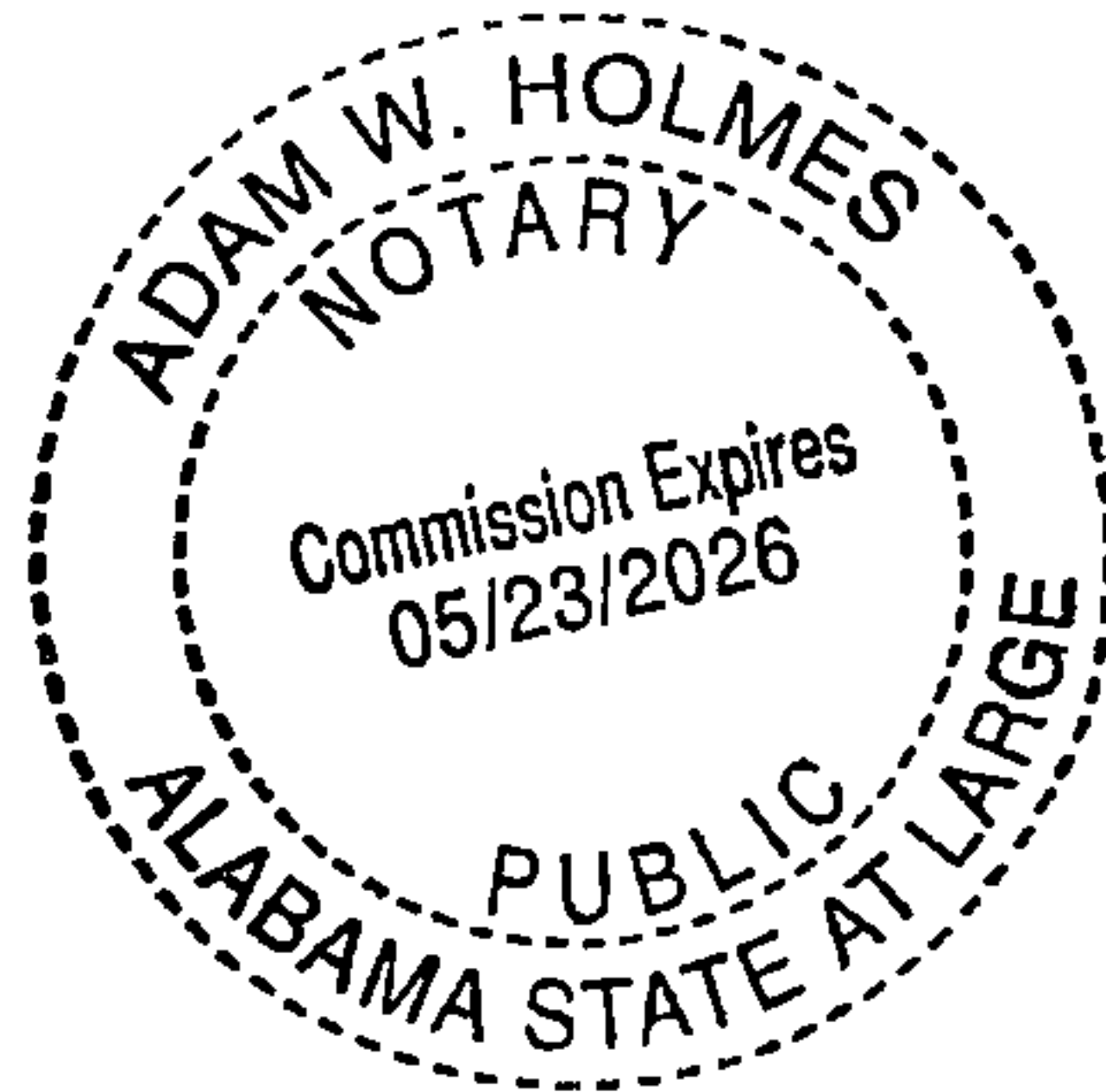
\_\_\_\_\_  
Joni Taylor

STATE OF Alabama            )  
COUNTY OF Shelby         )

Shelby County, AL 02/21/2023  
State of Alabama  
Deed Tax: \$141.00

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Joni Taylor**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of Feb, 2023.



Adam W. Holmes  
Notary Public  
My Commission Expires: 05-23-2026



20230221000046030 2/3 \$169.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name Joni Taylor  
Mailing Address 3320 Old Columbian Rd.  
Apt. 128  
Hoover, AL 35226

Grantee's Name Amanda Jenkins  
Mailing Address PO Box 3  
Pelham, AL 35124

Property Address 1345 County Rd. 33  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 140,710



20230221000046030 3/3 \$169.00  
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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 2/21/23

Print Amanda Jenkins

Sign Amanda Jenkins  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)