



20230222000047320 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
02/22/2023 10:01:47 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Willie M. Bush, Jr., a married man (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Lamont Bush (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 3-A: Commence at the Northeast Corner of Section 1, Township 21 South, Range 1 East; thence run south along the east line of said Section for 1324.93 feet; thence turn an angle of 90 deg. 04 min. 37 sec. to the right and run 500.94 feet; thence turn an angle of 90 deg. to the right and run 210.00 feet; thence turn an angle of 90 deg. to the left and run 210.00 feet; thence turn an angle of 0 deg. 16 min. 30 sec. to the left and run 198.23 feet; thence turn an angle of 0 deg. 52 min. 28 sec. to the right and run 103.92 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 103.93 feet; thence turn an angle of 89 deg. 23 min. 02 sec. to the right and run 210.00 feet; thence turn an angle of 90 deg 21 min. 10 sec. to the right and run 105.00 feet; thence turn an angle of 89 deg. 56 min. 26 sec. to the right and run 210.47 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the NE 1/4 Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and contains 0.50 acre.

PARCEL 3-B: Commence at the Northeast Corner of Section 1, Township 21 South, Range 1 East; thence run south along the east line of said Section for 1324.93 feet; thence turn an angle of 90 deg. 04 min. 37 sec. to the right and run 500.94 feet; thence turn an angle of 90 deg. to the right and run 210.00 feet; thence turn an angle of 90 deg. to the left and run 210.00 feet; thence turn an angle of 0 deg. 16 min. 30 sec. to the left and run 198.23 feet to the point of beginning of the parcel herein described; thence turn an angle of 0 deg. 52 min. 28 sec. to the right and run 103.92 feet; thence turn an angle of 89 deg. 40 min. 38 sec. to the right and run 210.47 feet; thence turn an angle of 90 deg 03 min. 34 sec. to the right and run 105.00 feet; thence turn an angle of 90 deg. 14 min. 04 sec. to the right and run 210.96 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the NE 1/4 Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and contains 0.51 acre.

GRANTOR and GRANTEE are all of the children and heirs at law of Christine N. Bush who died intestate in 2013 as stated in Affidavit recorded as Instrument # 2017101700377240 in the Probate Office of Shelby County, Alabama.

The above-described property is not the homestead of GRANTOR or his spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

Shelby County, AL 02/22/2023
State of Alabama
Deed Tax: \$64.50



20230222000047320 2/3 \$92.50
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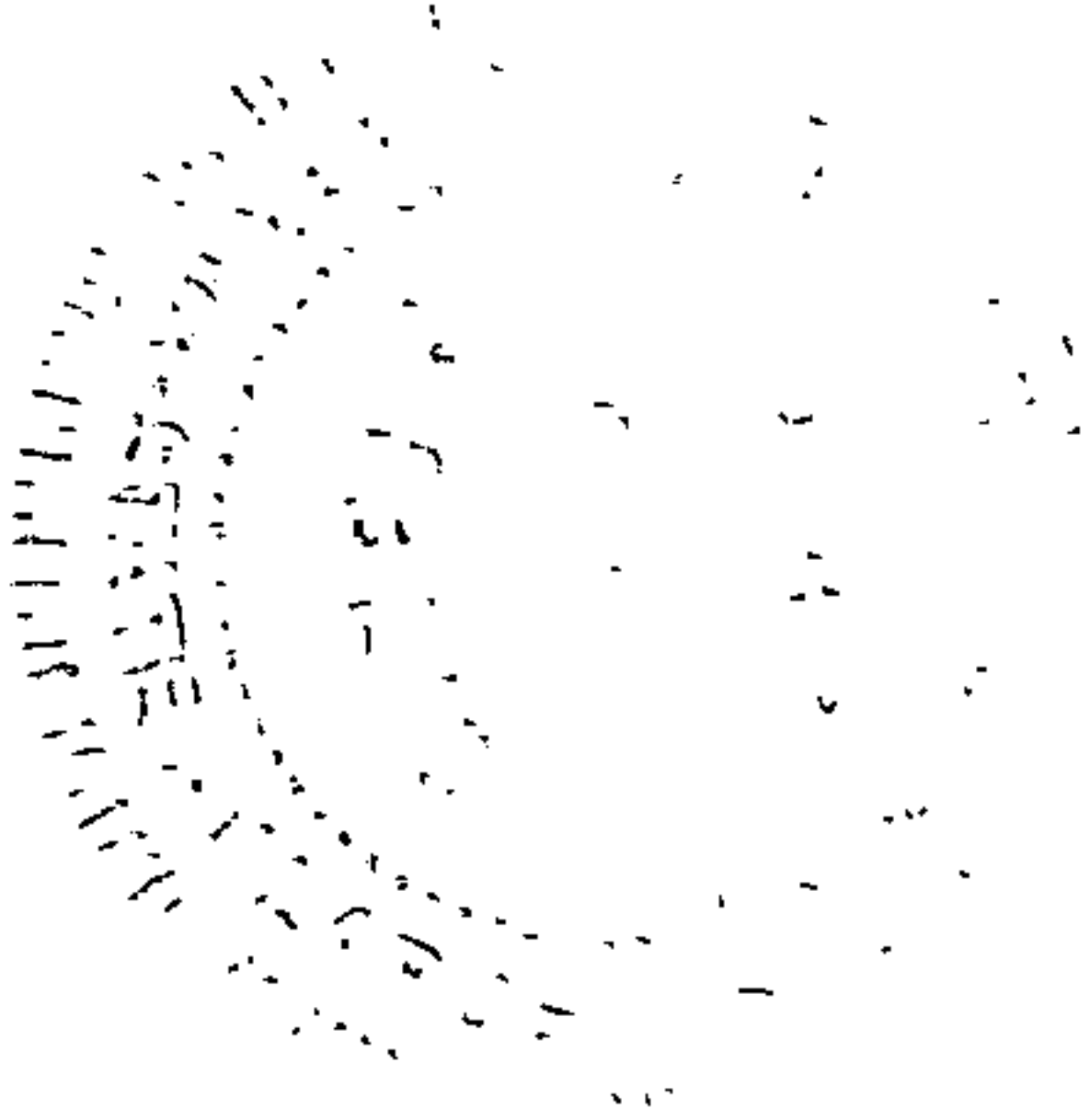
Given under the hand and seal of GRANTOR, this 7th day of December, 2022.

x Willie M. Bush, Jr.
Willie M. Bush, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Willie M. Bush, Jr., 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 7th day of December, 2022.



Frieda Henderson Bush
Notary Public

My commission expires:



Real Estate Sales Validation Form

20230222000047320 3/3 \$92.50
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Willie M. Bush, Jr.
Mailing Address P.O. Box 117
Wilsonville, AL 35186

Grantee's Name Lamont Bush
Mailing Address P.O. Box 82
Wilsonville, AL 35186

Property Address 7 Bush Drive
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 64,040
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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ Closing Statement

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 12-7-2022

Print Willie M. Bush, Jr.

☐ Unattested _____
(verified by)

Sign Willie M. Bush, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1