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02/27/2023 01:36:37 PM
QCDEED 1/2

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

One Dollar and to clear title

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Dorothy Brown, a unmarried woman

hereby remises, releases, quit claims, grants, sells and conveys to

Jimmy Lee Edwards

(hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, Block A, of Nickerson's Addition to Alabaster as shown by plat recorded in Map Book 3, at Page 69, Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT that portion condemned for U.S. Highway #31, as shown by condemnation proceeding recorded in Final Record 16, Page 65, in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 3rd day of July, 2018.

Dorothy Brown (SEAL)
Dorothy Brown

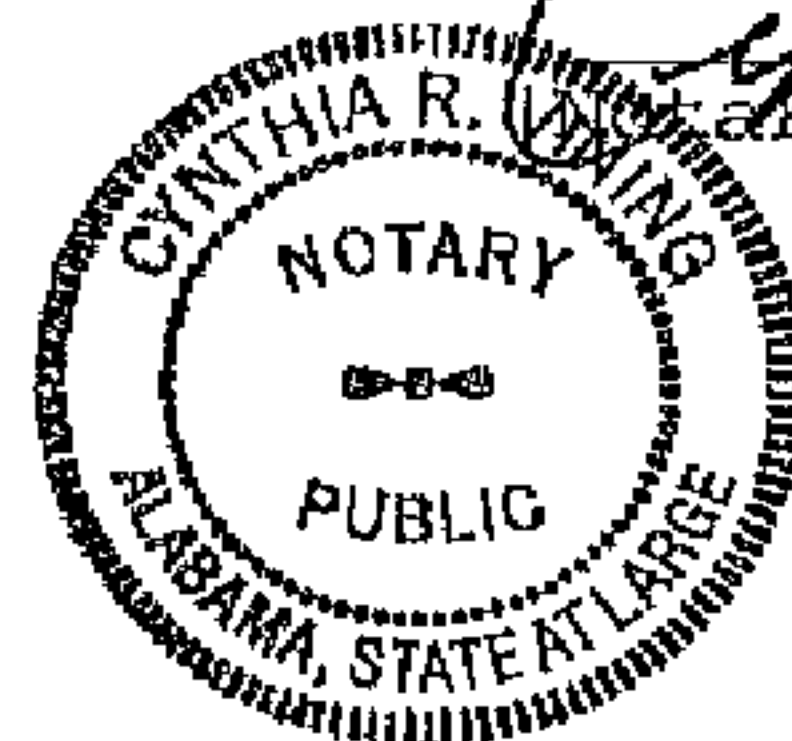
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Dorothy Brown, 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 3rd day of July, 2018.

My commission expires:

My Commission Expires:
February 23, 2021





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 01:36:37 PM
\$26.00 JOANN
20230227000052650

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Dorothy Brown
Mailing Address 100 Dawwood Ln Apt 25
Calera, AL
35040

Grantee's Name Jimmy Lee Edwards
Mailing Address P.O. Box 1487
Alabaster, AL
35007

Property Address Vacant Land
Alabaster, AL
35007

Date of Sale 7-3-2018
Total Purchase Price \$ 1,000.00

or
Actual Value \$ _____
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
☐ 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).

Dated 7-3-18

Print Mike T. Atchison

Sign Mike T. Atchison

Unattested _____