

This instrument was provided by:  
Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:  
Rodney G. Brown

STATE OF ALABAMA,  
COUNTY OF SHELBY

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Bobbie R. Wilson**, a unmarried woman and **Johnny Brown Jr.**, a married man, hereby remises, releases, quit claims, grants, sells, and conveys to **Rodney G. Brown** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

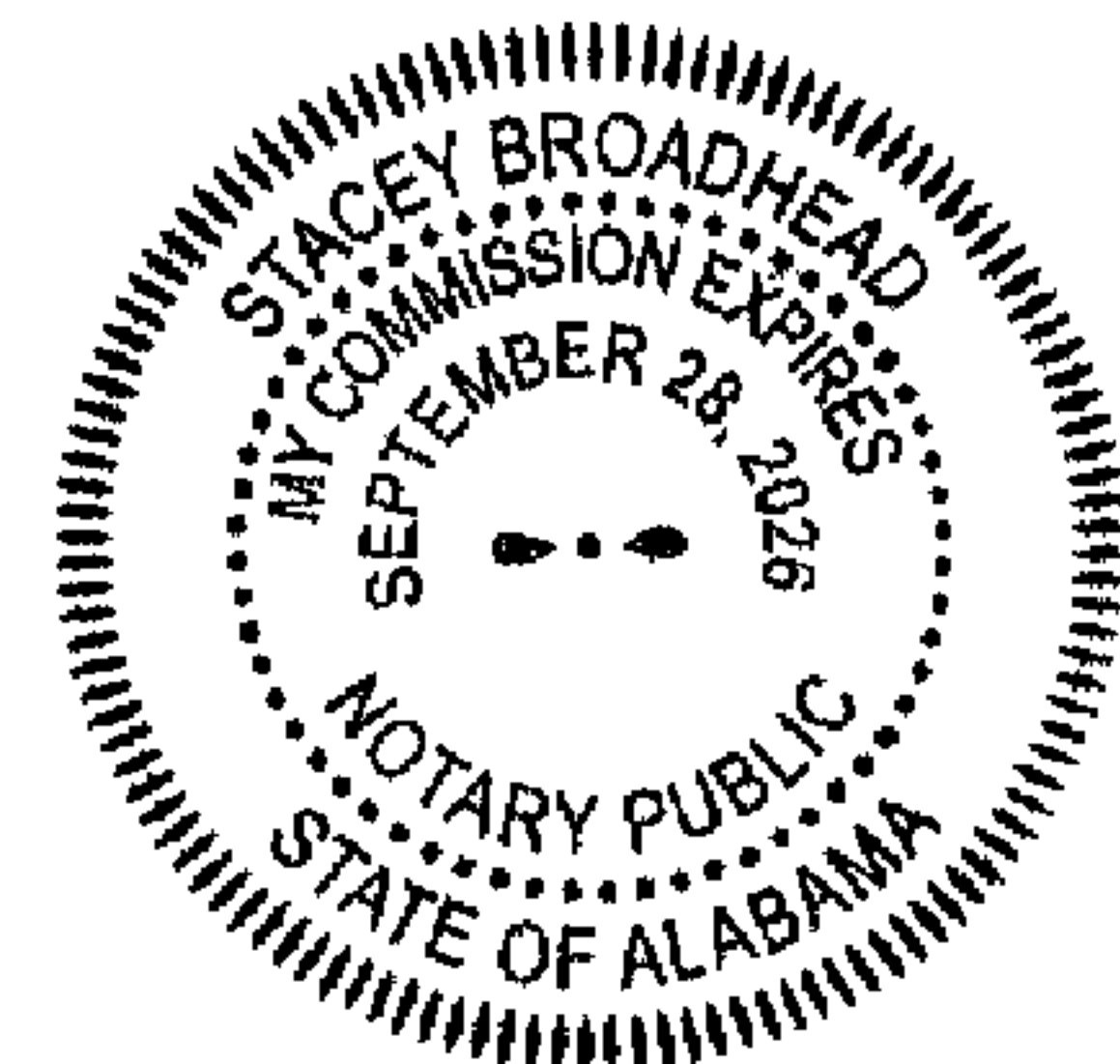
*Grantors and Grantee herein are all the heirs at Law of Celestine Brown aka Celestine Brown, having died on or about 5/17/22. Celestine Brown aka Celestine Brown was the surviving grantee in Deed Book 329, Page 733 and Deed Book 345, Page 712, Probate Office, Shelby County, Alabama. The other grantee Johnny Brown died on or about 12/18/13.*

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 25 day of January 2023.

Bobbie R. Wilson  
Bobbie R. Wilson

Johnny Brown Jr.  
Johnny Brown Jr.



STATE OF ALABAMA  
COUNTY OF Shelby

I, Stacey Broadhead, a Notary Public in and for said County, in said State, hereby certify that **Bobbie R. Wilson**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of January, 2023.

Stacey Broadhead  
Notary Public

My Commission Expires: September 28, 2026

**EXHIBIT A – LEGAL DESCRIPTION**

**Parcel 1:**

Beginning at NW corner of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, running South 1 degree 45 seconds East 210 feet; thence East parallel with the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 600 feet to the point of beginning; thence continue East parallel with the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 75 feet; thence run in a Southerly direction parallel with the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 255 feet; thence run in a Westerly direction parallel with the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 75 feet; thence run in a Northerly direction parallel to the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 255 feet to the point of beginning.

**Parcel 2:**

Beginning at NW corner of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , run South 1 degree 45 minutes East 210 feet; thence East and parallel with said 40 line 675 feet to the point of beginning; thence in a Southerly direction and parallel with said 40 line 255 feet; thence in a Easterly direction and parallel with said 40 line 22 feet, more or less, to a point at West right of way of public road; thence in a Northerly direction along West right of way of said public road to a line that is 255 feet parallel to South line; thence in a Westerly direction and parallel with said 40 line 90 feet, more or less, to point of beginning.

The above tracts of land described as being a part of the NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Section 1, Township 21 South, Range 3 West, Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/28/2023 09:24:45 AM  
 \$29.00 PAYGE  
 20230228000054350

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Bobbie R. Wilson  
 Mailing Address 95 5th Ave SE  
Alabaster, AL  
35007

Grantee's Name Rodney G. Brown  
 Mailing Address 104 Plant Hill Circle  
Alabaster, AL  
35007

Property Address 220 7th Ave SE  
Alabaster, AL  
35007

Date of Sale 1-25-23  
 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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 1-25-23

Print Mike T. Atchison

Sign Mike T. Atchison

Unattested  
 (verified by)

(Grantor/Grantee/Owner/Agent) circle one