

20230228000054640
02/28/2023 10:20:55 AM
QCDEED 1/3

QUIT CLAIM DEED

STATE OF ALABAMA) Send Tax Notice to: THIS INSTRUMENT PREPARED
) WITHOUT BENEFIT OF TITLE
) _____ SEARCH BY: W. Eric Pitts, P.O. Box 280,
COUNTY OF SHELBY) _____ Alabaster, AL 35007, (205) 216-4418. No
) _____ title opinion requested, none rendered.
) _____ Legal description supplied by Grantor.


KNOW ALL MEN BY THESE PRESENTS, that **Johnny Brown, Jr., a married man** (hereinafter "GRANTOR"), for and in consideration of **Ten and no/100 U.S. Dollars (\$10.00)**, to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has RELEASED, QUITCLAIMED AND CONVEYED and does hereby RELEASE, QUITCLAIM AND CONVEY, forever, unto **Mattie Battle**, (hereinafter "GRANTEE"), all of GRANTOR'S right, title, interest and claim, if any, in or to the following described real estate in SHELBY COUNTY, Alabama:

See Exhibit A Attached Hereto

*The property conveyed herein is not the Homestead of the Grantor or his spouse

TO HAVE AND TO HOLD to the said GRANTEE her successors, heirs and assigns, forever.

GRANTOR HAS HERETO set his hand and seal on this the 1st day of June, 2022.


Johnny Brown, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that **Johnny Brown, 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 and year set forth above.

GIVEN UNDER MY HAND, on this the 1st day of June, 2022.

GIVEN UNDER MY HAND, on this the 31 day of March, 2023

Sharon D. Hume

NOTARY PUBLIC

My commission expires: 3/20/23

THARON D. HASSLER
NOEARL

RECEIVED
JAN 10 1968
HARRAMA STATE

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the NW corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West; running South 1 degree and 45 seconds East 210 feet; thence East parallel with said 40 line 525 feet to point of beginning; running in a Southerly direction parallel with said 40 line 465 feet; thence in an Easterly direction parallel with said 40 line on the North 150 feet; thence in a Northerly direction parallel with said 40 line on the West 465 feet; thence in a Westerly direction parallel with said 40 line on the North 150 feet to point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Fayette Hicks by deed recorded in Deed Book 203, Page 161, in Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning at the NW corner of NW 1/4 of SW 1/4 of Section 1, Township 21 South, Range 3 West, and run South 1 degree 45 seconds East 210 feet; thence East parallel with said 40-line 525 feet; thence South and parallel with said 40 line 255 feet to point of beginning; thence run South 210 feet; thence run East 75 feet; thence run North 210 feet; thence run West 75 feet to point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Amos Booker and wife, Ella Bell Booker, by Deed Book 250, Page 818, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 3 West, and run South 1 degree 45 seconds East 210 feet; thence run East parallel with the South line of said 1/4-1/4 Section 525 feet; run thence South parallel with the East line of said 1/4-1/4 Section 160 feet to the point of beginning of the parcel herein described; thence continue South parallel with the East line of 1/4-1/4 Section 50 feet; thence run East, parallel with the South line of the 1/4-1/4 Section 75 feet; thence run North parallel with the East line of the said 1/4-1/4 Section 50 feet; thence run West, parallel with the South line of 1/4-1/4 Section, 75 feet to the point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Johnny Brown and Celestine Brown, by Deed Book 345, Page 712, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning at NW corner of NW 1/4 of SW 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 1/4 - 1/4 Section 600 feet to the point of beginning; thence continue East parallel with the North line of said 1/4 - 1/4 Section 75 feet; thence run in a Southerly direction parallel with the East line of said 1/4 - 1/4 Section 255 feet; thence run in a Westerly direction parallel with the North line of said 1/4 - 1/4 Section 75 feet; thence run in a Northerly direction parallel to the East line of said 1/4 - 1/4 Section 255 feet to the point of beginning.

LESS AND EXCEPT THAT PORTION conveyed to Charlie Hale and wife, Rosalie Hale, by Deed Book 208, Page 364, being more particularly described as follows:

Beginning at the NW corner of NW 1/4 of SW 1/4, Section 1, Township 21 South, Range 3 West, and run South 1 degree 45 minutes East 210 feet; thence East and parallel with said 40 line 525 feet; thence in a Southerly direction and parallel with said 40 line 255 feet; thence in an Easterly direction and parallel with said 40 line 75 feet to point of beginning; thence in a Southerly direction and parallel with said 40 line 210 feet; thence in an Easterly direction and parallel with said 40 line 75 feet; thence in a Northerly direction and parallel with said 40 line 210 feet; thence in a Westerly direction parallel with said forty line 75 feet to point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/28/2023 10:20:55 AM
 \$29.00 JOANN
 20230228000054640

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 Johnny Brown Jr
 Mailing Address unknown

Grantee's Name Mattie Balthes
 Mailing Address PO BOX 280
Alabaster AL
35007

Property Address vacant
Alabaster

Date of Sale 6-1-22
 Total Purchase Price \$ 1000.00

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).

Date _____

Print Mike T. Atchison

Unattested

(verified by)

Sign Mike T. Atchison
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1