

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

After recording, return to:
Jeremy Craig Wallace

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, **Jeremy Craig Wallace, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Lanace Castleberry** (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
No part of the homestead of the Grantor herein or his spouse.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 17th day of March 2023.


Jeremy Craig Wallace

STATE OF ALABAMA
COUNTY OF SHELBY

I, Michael T. Atchison a Notary Public in and for said County, in said State, hereby certify that **Jeremy Craig Wallace**, 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 17th day of March, 2023.

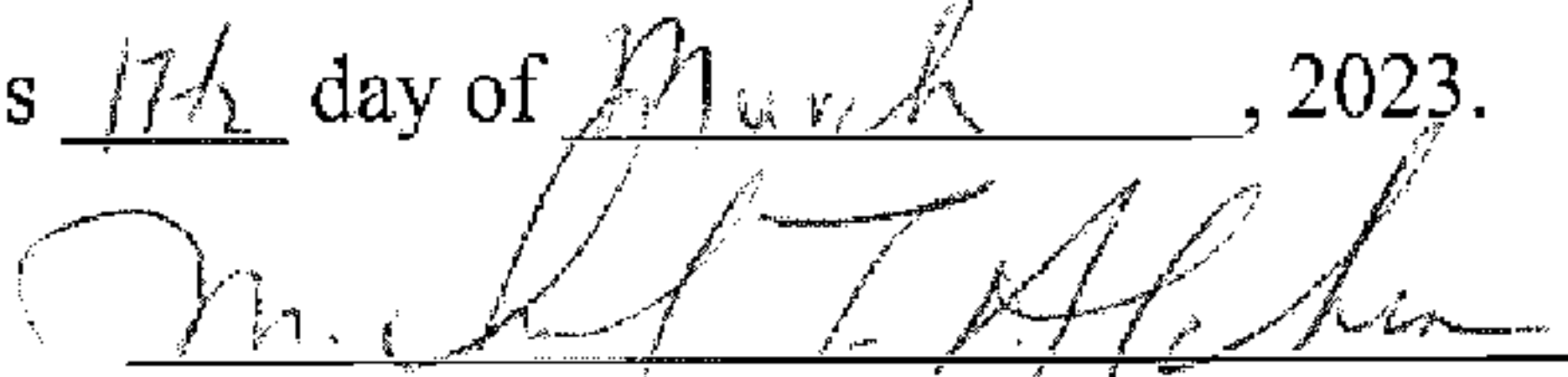

Notary Public
My Commission Expires:

EXHIBIT A – LEGAL DESCRIPTION

A tract of land described as commencing at the NW corner of the NW $\frac{1}{4}$ of Section 32, Township 20 South, Range 1 East; thence N 90 deg. 00 min. 00 sec. East a distance of 1652.02 feet; thence S 00 deg. 00 min. 00 sec. East a distance of 29.53 feet to the point of beginning; thence S 00 deg 44 min. 52 sec. E a distance of 1215.74 feet; thence S 88 deg. 52 min. 15 sec. E a distance of 87.37 feet; thence N 01 deg. 02 min. 59 sec. W a distance of 1221.56 feet; thence S 87 deg. 58 min. 58 sec. W a distance of 87.59 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name: Jeremy Crava Wallace; Mailing Address: 2610 Moody Rd, Columbiana, AL 35057; Grantee's Name: Lanace Castleberry; Mailing Address: 17520 Hwy 101, Wilsonville, AL 35186; Property Address: 17470 Hwy 101, Wilsonville, AL 35186; Date of Sale: 3-17-23; Total Purchase Price: \$2,000.00; 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 required) Bill of Sale, Sales Contract, Closing Statement, Appraisal, Other. Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 03/20/2023 02:40:09 PM \$30.00 JOANN 20230320000076320

Allen S. Bayl

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: 3-17-23; Print: Mike T. Atchison; Unattested (verified by); Sign (Grantor/Grantee/Owner/Agent) circle one