

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
2610 Mowmy Rd
Columbiana, AL 35051

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, **Lanace Castleberry**, a **single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Jeremy Craig Wallace** (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

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.

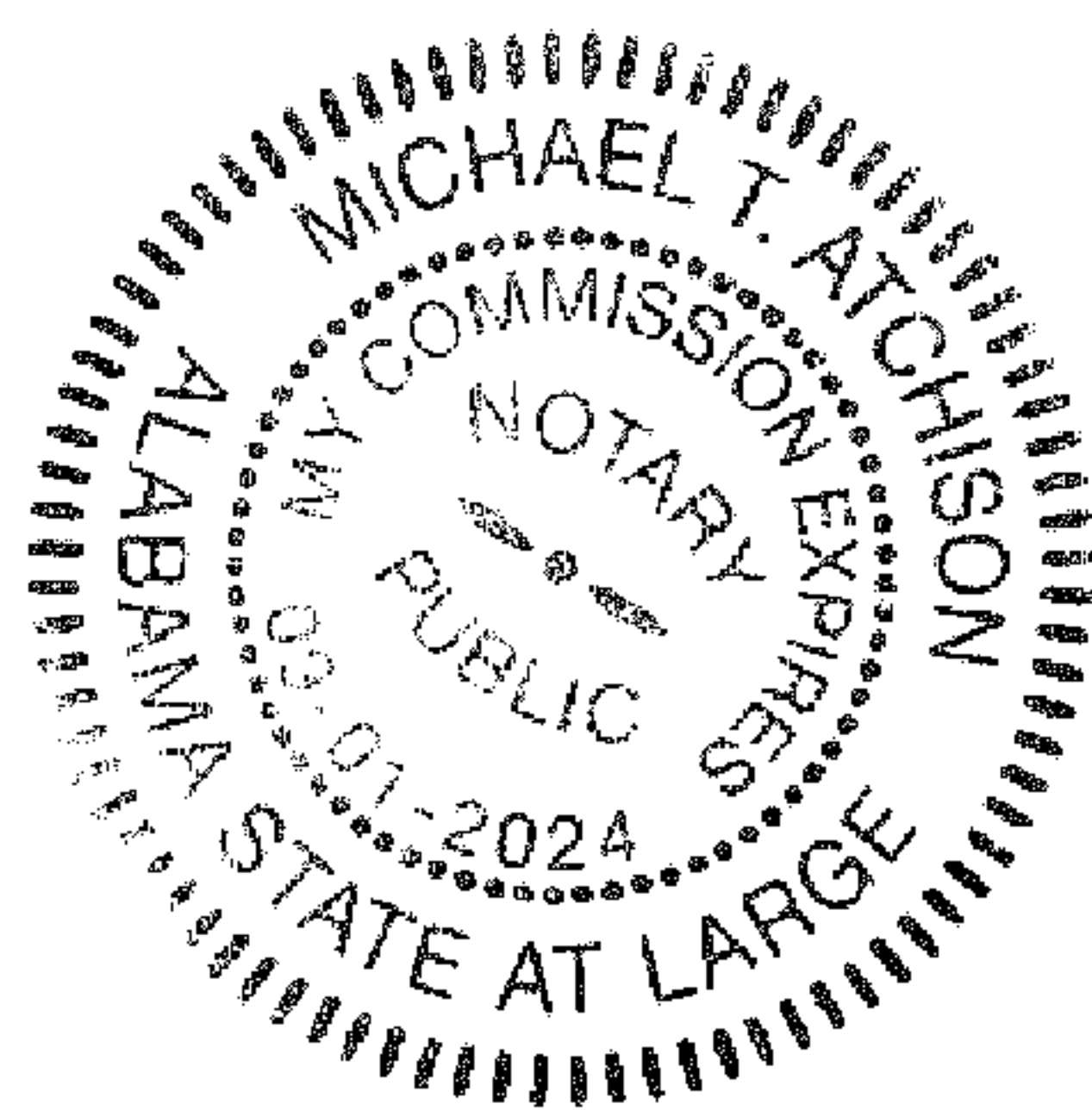
Given under my hand and seal, this 17th day of March, 2023.

Lanace Castleberry
Lanace Castleberry

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mike Atchison, a Notary Public in and for said County, in said State, hereby certify that **Lanace Castleberry**, 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.



Michael T. Atchison
Notary Public
My Commission Expires:

EXHIBIT A – LEGAL DESCRIPTION

Commence at the Northwest Corner of the Northwest 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama; thence run S 89°24'32" E along the North line of said 1/4 line for a distance of 1652.02' to a point; thence leaving said North line, run S00°50'28" W for a distance of 29.31' to a found 5/8" rebar; thence run N 88°32'10" E for a distance of 87.59' to a 5/8" capped rebar set stamped "Clinkscapes and the POINT OF BEGINNING of the parcel herein described; thence continue last said course N88°32'10" E for a distance of 410.79' to a found 5/8" rebar, thence run S 00°18'31" E for a distance of 1245.25' to a found 5/8" rebar on the Northern right-of-way margin of Shelby County Highway #61 (80' R.O.W.); thence run along said right-of-way margin N 88°09'11"W for a distance of 415.34' to a 5/8" capped rebar set stamped "Clinkscapes"; thence leaving said right-of-way margin, run thence N00°06'19" W for a distance of 1221.55' 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 Lancee Castleberry
Mailing Address 19526 Hwy 14
Wilsonville AL
35186

Grantee's Name Jeremy Craig Wallace
Mailing Address 2410 Mauney Rd
Columbiana AL
35051

Property Address 19470 Hwy 14
Wilsonville AL
35186

Date of Sale 3-17-23
Total Purchase Price \$ 2,000.00
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 _____)

- 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 02:40:10 PM
\$30.00 JOANN
20230320000076330

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Allie S. Boyd

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 Nike T Atchison

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one