

This instrument was provided by:

James B. Kovakas
Attorney at Law
204 East College Street
Columbiana, Alabama 35051

After recording, return to:

Donald L. Lemley
427 Bonnevile Drive
Calera, Alabama 35040

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED



20230417000111010 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/17/2023 03:43:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Michael Huff** [a married person], hereby remises, releases, quit claims, grants, sells, and conveys to **Donald L. Lemley** (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:

Parcel # 58-35-01-11-0-002-035.000

Metes and bounds: BEG INT W RW US HWY 31 & S LN S11 TH N 10 W 140 S 50 E 145 TO POB S11 T24N R13E DIM 50 X 140 IRR.

The above described property constitutes no part of the homestead of the Grantor.

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 3rd day of April, 2023.

Michael Huff

Bertha Rayford
Notary Public, Alabama State At Large
My Commission Expires 02/14/2027

STATE OF ALABAMA
COUNTY OF Shelby

I, Bertha Rayford, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Huff, 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 3rd day of April, 2023.

Bertha Rayford
Notary Public
My Commission Expires: 2/14/2027

Real Estate Sales Validation Form

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

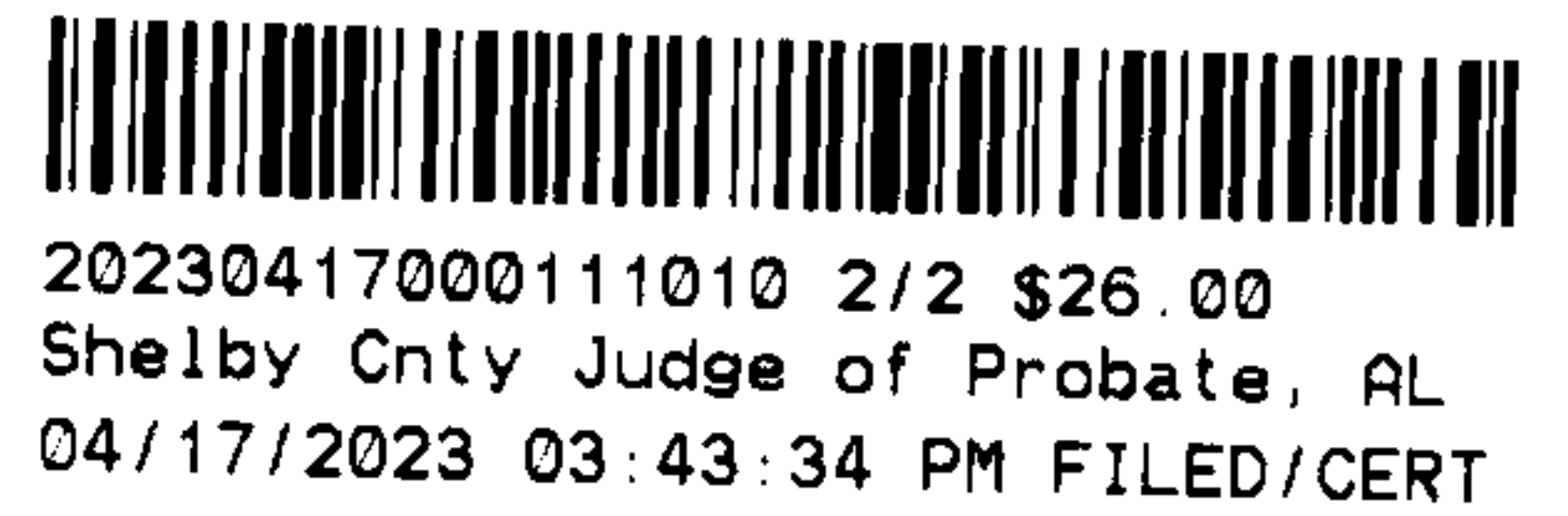
Grantor's Name Michael Christ
Mailing Address 7201 Mill Creek Pl.
DORA, AL 35062

Grantee's Name Don Lemley
Mailing Address 427 Burnsville Dr

Property Address No Address

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____
or
Assessor's Market Value \$ Tax Assessed \$2400



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 1/4 = \$1000 Value

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 4/17/2023

Unattested

(verified by)

Print

Sign

JAMES B KOVACK

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1