



20230607000171530 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
06/07/2023 11:41:41 AM FILED/CERT

OWNERS/MORTGAGEE	SEND TAX BILLS:
JAMES BARRY GIBBS	JAMES BARRY GIBBS
(Name) 2405 BRENTS WALK CV	(Name) 2405 BRENTS WALK CV
(Street Address) EADS TN 38020	(Street Address) EADS TN 38020
(City) (State) (Zip)	(City) (State) (Zip)

MAP PARCEL NUMBER: 14 9 32 0 000 018.006

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE (\$1.00) DOLLAR, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JIM BOB GIBBS and SUSAN C. GIBBS, do hereby release, remise and quitclaim unto JAMES BARRY GIBBS, all of our right, title, claim, and interest in and to the following described real estate:

A tract of land located in the Southeast Quarter of Southwest Quarter of Section 32 - Township 20 - South - Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast Corner of the Southeast Quarter of Southwest Quarter of Section 32 - Township 20 South - Range 2 West; thence Westerly along the South line of said Quarter-Quarter Section 665.4 feet; thence 15° 53' right 649.55 feet; thence 86° 37' 37" right 200.84 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 200.86 feet; thence 93° 22' 23" right 670.07 feet to a point that is 30 feet from and perpendicular to the centerline of a road; thence 66° 54' 30" right 218.04 feet to a point that is 30 feet from and perpendicular to the centerline of said road; thence 113° 05' 30" right 744.29 feet to the point of beginning, containing 3.25 acres more or less.

Legal description taken from prior deed. No survey obtained.

For prior deed of reference, see Deed Book 376, Page 911, in the Register's Office of Shelby County, Alabama.

WITNESS my hand this 15th day of July, 2016.


JIM BOB GIBBS


SUSAN C. GIBBS

Shelby County, AL 06/07/2023
State of Alabama
Deed Tax: \$7.50





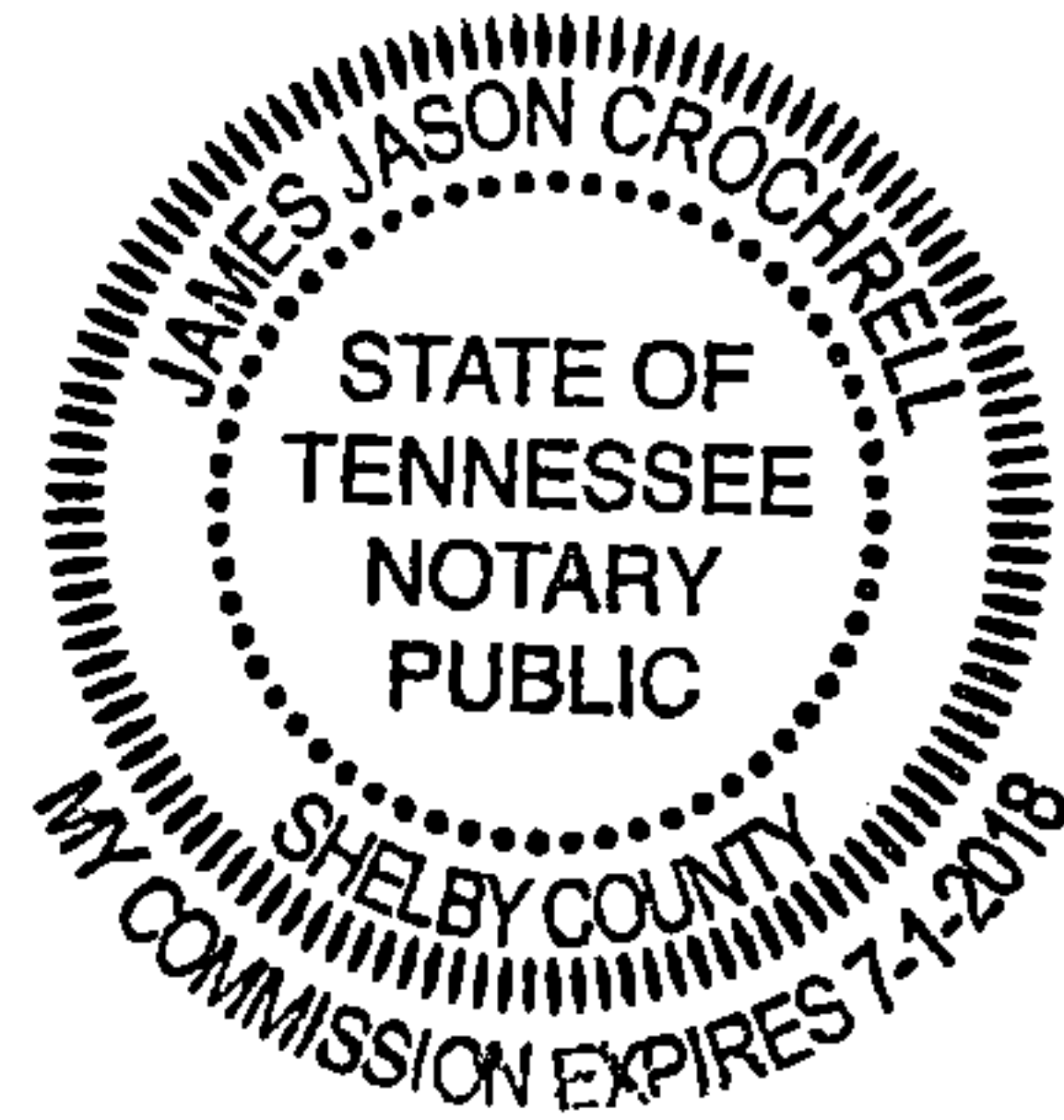
20230607000171530 2/3 \$35.50
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STATE OF Tennessee)

COUNTY OF Shelby)

On this 15th day of July, 2016, JIM BOB GIBBS and SUSAN C. GIBBS personally appeared before me, and are known to me to be the persons described herein, who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.



James Jason Crochrell
NOTARY PUBLIC
My Commission Expires: July 1, 2018

AFFIDAVIT OF VALUE

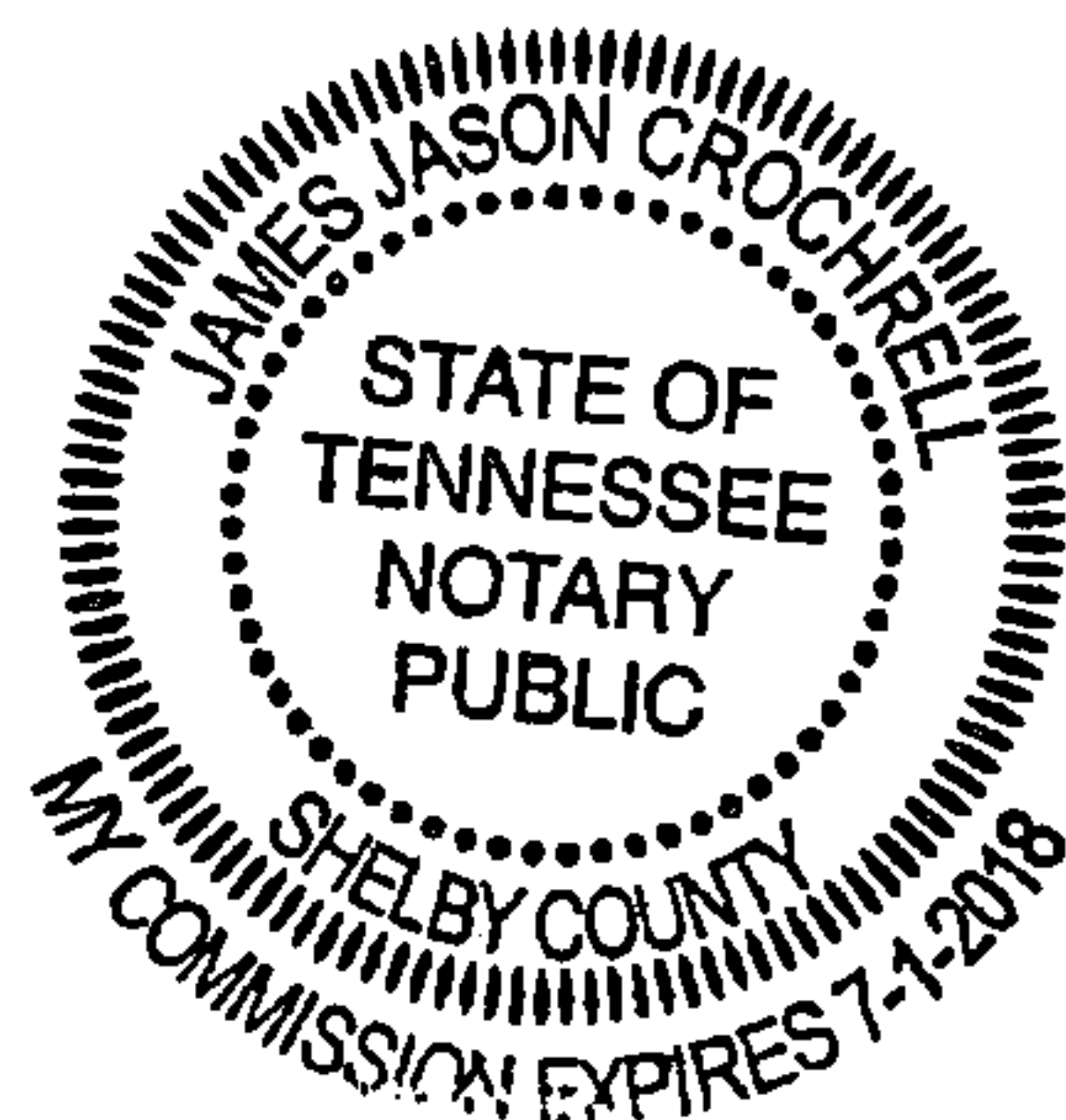
STATE OF Tennessee)

COUNTY OF Shelby)

U hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jim B Gibbs
AFFIANT

Sworn to and subscribed before me this 15
day of July, 2016.



James Jason Crochrell
NOTARY PUBLIC
My Commission Expires: July 1, 2018

Real Estate Sales Validation Form



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

Grantor's Name Jim Bob Gibbs
Mailing Address 2405 Brents Walk CV
EAOS, TN 38028

Grantee's Name James Barry Gibbs
Mailing Address 2405 Brents Walk CV
EAOS TN 38028

Property Address No Property Address

Date of Sale 7-15-2016

Total Purchase Price \$ 7500.00

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 6/7/23

Print

Deanna E. Hallock

Sign

Deanna E. Hallock

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1