

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 30th day of May, 20_23
by first party: Michael V Wydemon and wife, Miriam Nadine Wydemon
to second party: Mary Ann Prestridge
Whose address is: 19700 Hwy 55 N, Sterrett AL 35147

Witnesseth, That the said first party, for good consideration and for the sum of \$500.00 Five Hundred Dollars and no/100 paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of ~~Jefferson~~ Shelby, State of Alabama to wit:

The South ½ of the Following Described Property:

Begin at the Northeast Corner and run South 420 feet; Thence West 105 feet; thence North 420 feet; Thence East 105 to the starting point and being a part of the NE1/4 of the NE1/4, Section 18, Township 18, Range 2 East. Being situated and lying in Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of way of record.

This deed was prepared without the benefit of a title exam.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 30th day of May, 2023.

Michael V Wydemon
Michael V Wydemon

Miriam Nadine Wydemon
Miriam Nadine Wydemon

State of ALABAMA
County of Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Michael V Wydemon and Miriam Nadine Wydemon whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May A.D., 2023

[Signature]
Notary Public
My Commission Expires:

PREPARED BY: Parker Law Firm, LLC
Jeremy Lee Parker
1320 Alford Ave Ste 102
Birmingham, Alabama 35226
19700 Hwy 55N

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 V Wydemon and Miriam Nadine Waydemon	Grantee's Name	MaryAnn Prestridge
Mailing Address	865 Sweet Apple Rd Pell City AL 35128	Mailing Address	19700 Hwy 55 N, Sterrett AL 35147
Property Address	19700 Hwy 55N Sterrett AL 35147	Date of Sale	May 30 2023
		Total Purchase Price	\$
		Or Actual Value	\$
		Or Assessor's Market Value	\$39,460.00

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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other to |
| <input checked="" type="checkbox"/> Closing Statement | |

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: May 30 2023

Print Michael V Wydemon
 Sign: *Michael V Wydemon*
 Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2023 11:52:11 AM
\$67.50 BRITTANI
20230609000173790



Allie S. Bayl