

File No: FS230589963

Grantor's Loan No. _____

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
PEARL LAW OFFICES, LLC
9391 Olde Eight Road
Northfield Center, Ohio 44067

* Exempt: Section 40-22-1 (b)(2): Deed for nominal consideration for the purpose of perfecting the title to real estate.

Parcel Number: 21 7 25 2 201 020.000

QUITCLAIM DEED

DEBRA S. MCCRARY N/K/A DEBBIE S. BARNES, married and conveying non homestead property, surviving spouse of JAMES E. MCCRARY who passed from this life, 10/27/2019, ("Grantor"), of Nupture Orote, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **DEBBIE S. BARNES**, a married woman, ("Grantee"), whose tax mailing address is 91 Leager Dr Newnan Ga, with quitclaim covenants, the following described real estate: 30265

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH SIDEWALK LINE OF EAST COLLEGE STREET WITH THE WEST CURB LINE OF THOMPSON STREET IN THE TOWN OF COLUMBIANA, AND RUN THENCE SOUTH 61 DEGREES 30 MINUTES WEST, A DISTANCE OF 270 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED, CONTINUE THENCE SOUTH 61 DEGREES 30 MINUTES WEST, A DISTANCE OF 108 FEET; THENCE RUN NORTH 12 DEGREES 30 MINUTES EAST A DISTANCE OF 303 FEET; THENCE RUN NORTH 79 DEGREES 30 MINUTES EAST A DISTANCE OF 105 FEET: RUN THENCE SOUTH 12 DEGREES 30 MINUTES EAST A DISTANCE OF 283 FEET TO POINT OF BEGINNING AND BEING KNOWN AS A PART OF LOT 70, W. J. HORSLEY'S MAP OF COLUMBIANA, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

COMMENCE WHERE THE WEST CURB LINE OF THOMPSON STREET INTERSECTS THE NORTH SIDEWALK LINE OF EAST COLLEGE STREET; THENCE SOUTH 61 DEGREES 30 MINUTES WEST 270 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE SOUTH 61 DEGREES 30 MINUTES WEST 108 FEET; THENCE NORTH 12 DEGREES 30 MINUTES WEST 200 FEET, THENCE NORTH 72 DEGREES 30 MINUTES EAST 105 FEET; THENCE SOUTH 12 DEGREES 30 MINUTES EAST 190 FEET TO THE POINT OF BEGINNING.

SAID LOT BEING SITUATED IN THE TOWN OF COLUMBIANA, ALABAMA, SHELBY COUNTY, ALABAMA.

Commonly known as: 115 Carter Lane, Columbiana, AL 35051

Prior deed recorded at Instrument No. 20170412000123280

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 13 June, 2023:

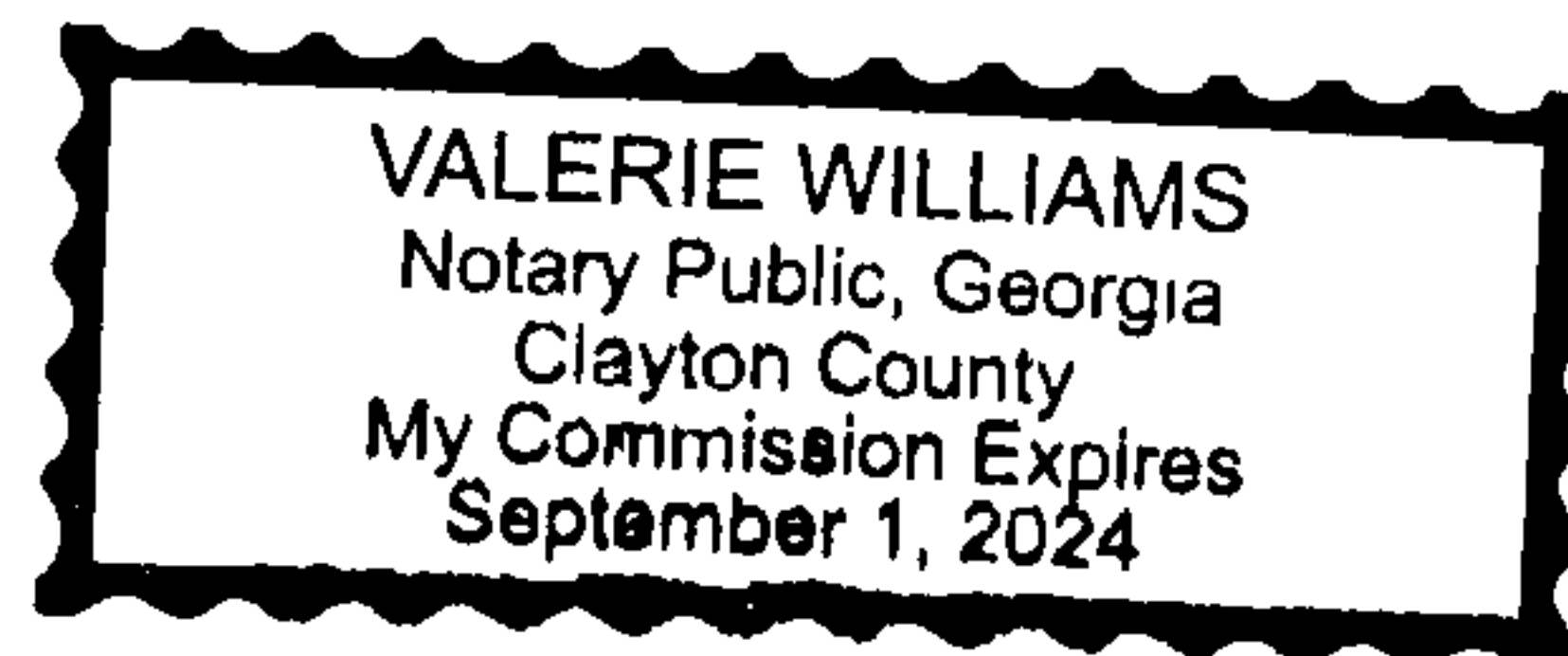
Debra S. McCrary Debbie S. Barnes
DEBRA S. MCCRARY N/K/A DEBBIE S. BARNES

STATE OF Georgia
COUNTY OF Coweta

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **DEBBIE S. BARNES**, personally known to me or has produced Driver license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13 day of June, 2023.

Valerie Williams
Notary Public



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Debra S McCrary NKA
 Mailing Address Debbie S Barnes
91 Yeager Dr
Newnan GA 30265

Grantee's Name Debbie S Barnes
 Mailing Address 91 Yeager Dr
Newnan GA 30265

Property Address 115 Carter Ln
Columbiana, AL 35051

Date of Sale 6/13/2023

Total Purchase Price \$ 0.00

or

Actual Value \$ 0.00

or

Assessor's Market Value \$ 105440.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/20/2023 12:56:18 PM
 \$32.00 BRITTANI
 20230620000183310

Debra S. Barnes

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 6/20/23

Print E. Eline

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1