

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Sherry Hunt
114 Pine Tree Circle
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 **SIX THOUSAND EIGHT HUNDRED DOLLARS AND ZERO CENTS (\$6,800.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Robbie Hunt, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Sherry Hunt** (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

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 12th day of June 2023.

Robbie Hunt

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Robbie Hunt**, 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 12th day of June 2023.

Notary Public
My Commission Expires: 6-29-2026

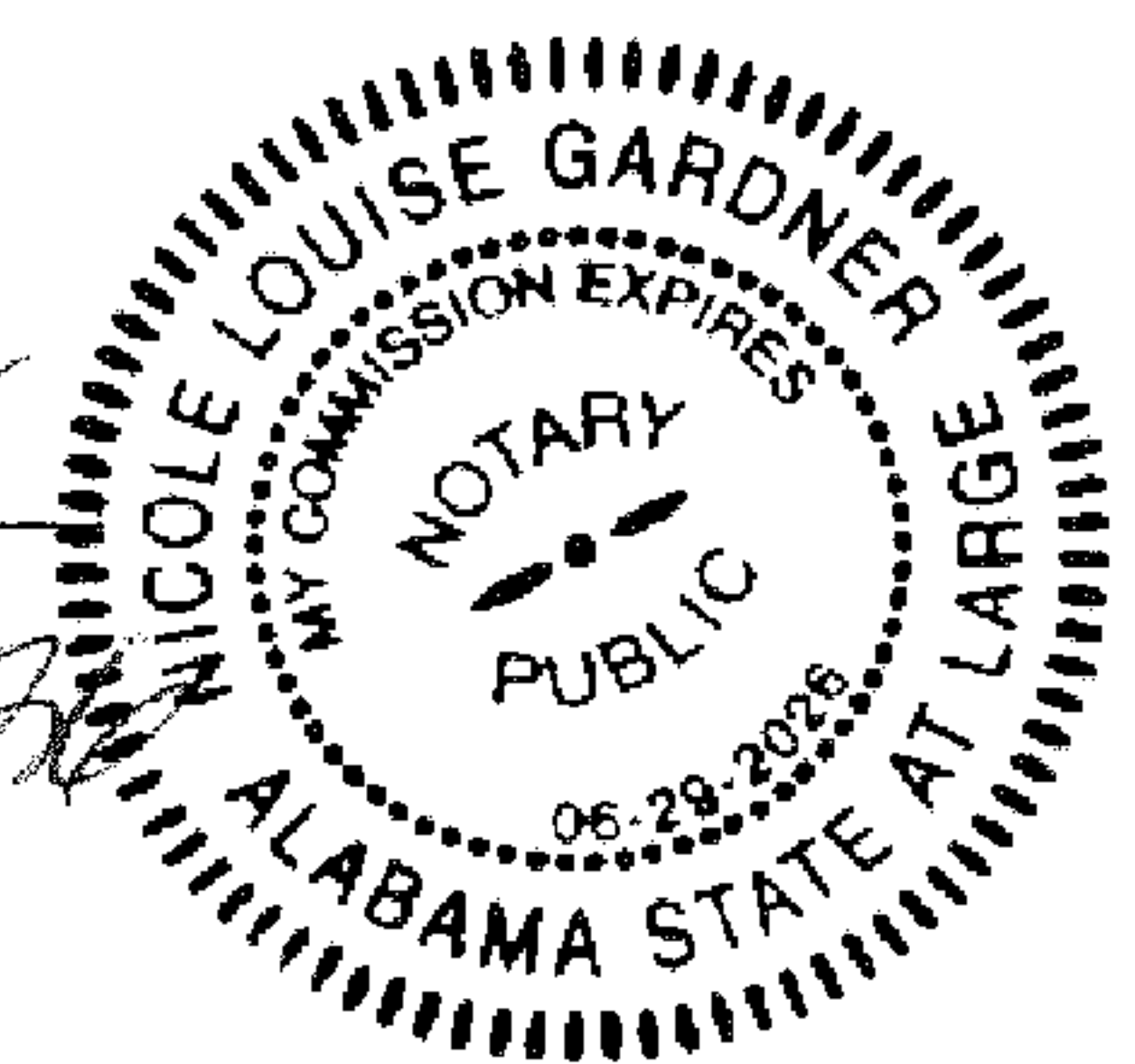


EXHIBIT A – LEGAL DESCRIPTION

A certain lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning at the Northeast corner of Section 26, Township 21, Range 1 West, and run thence along the section line South 87 degrees West to the western line or margin of Main Street; thence South 84 degrees 30 minutes West 214.5 feet to the point of beginning thence continue 200 feet to an alley between the property herein conveyed and the B. J. Owens property; thence South 3 degrees East along the eastern margin of said alley 68 feet to the Northwest corner of the H. H. Bearden lot; thence North 87 degrees East along the North line of the H. H. Bearden lot 200 feet, thence run North 76 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2023 08:01:57 AM
\$35.00 PAYGE
20230628000191320

Alvin S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name Robbie Hunt
Mailing Address 116 Pine Tree Circle
Columbiana, AL 35051

Grantee's Name Sherry Hunt
Mailing Address 114 Pine Tree Cir
Columbiana AL
35051

Property Address _____
Average
Sec 20-1-1W

Date of Sale 12 June 23
Total Purchase Price \$ 81,000
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 Tax Assessor

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 12 June 23

Print Mike T. Atchison

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one