



20230717000212670 1/2 \$54.00
Shelby Cnty Judge of Probate, AL
07/17/2023 01:25:39 PM FILED/CERT

Send Tax Notice To:

Larry Barnette Littlefield
1568 Highway 83
Vincent, Alabama 35178

Quitclaim Deed

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to Tina Callan, a married woman, in hand paid by Larry Barnette Littlefield, the receipt whereof is hereby acknowledged I do remise, release, quit claim and convey to the said Larry Barnette Littlefield all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land located in the North Half of the Southeast Quarter of Section 17, Township 19 South, Range 2 East, Shelby County Alabama, and being more particularly described as commencing at the Northeast corner of the Southeast Quarter of said Section 17, thence South 89 Degrees 58' West aig the North line of said forty, 1000.00 feet, thence South 0 Degrees 11' 40" East 243.7 feet to the Point of Beginning, thence continue South 0 Degrees 11' 40" East 225.3 feet; thence South 65 Degrees 09' West 215.67 feet, thence North 0 Degrees 11' 40" West 225.3 feet; thence North 65 Degrees 09' East 215.67 feet to the Point of Beginning.

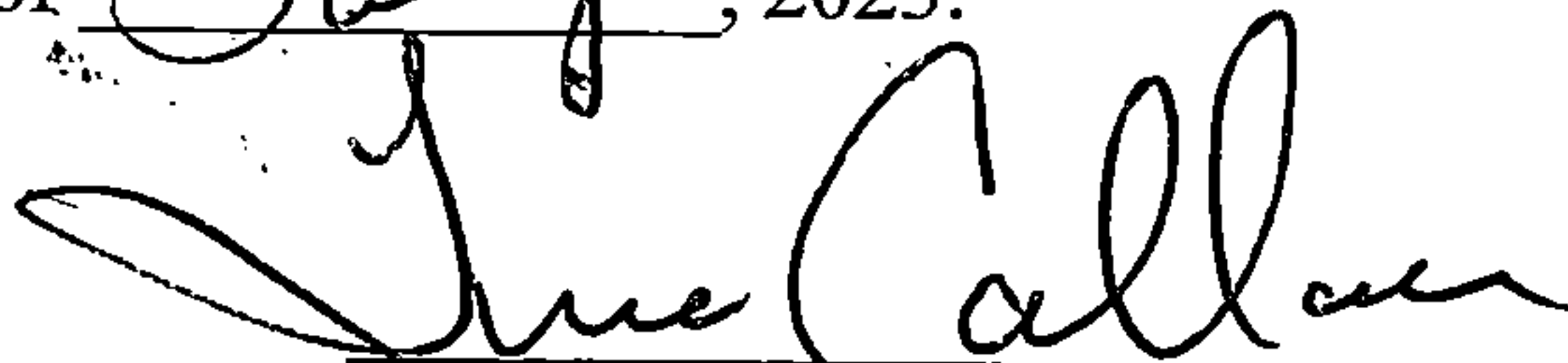
Includes a 30-foot easement reserved across the Southeast property line of grantor, running from County Rd #83 to the Southwest corner of the grantee's above description.

The above parcel consisting of 1.01 acres more or less.

This property is the homestead of the Grantor.

To have and to hold to the said Larry Barnette Littlefield, her heirs and assigns forever, with this transfer being dictated by the terms of the Memorandum Agreement entered into by the parties in Circuit Court of Shelby County, Alabama, Case No. 01-DR-2015-900419.

Given under my hand and seal this 14 day of July, 2023.

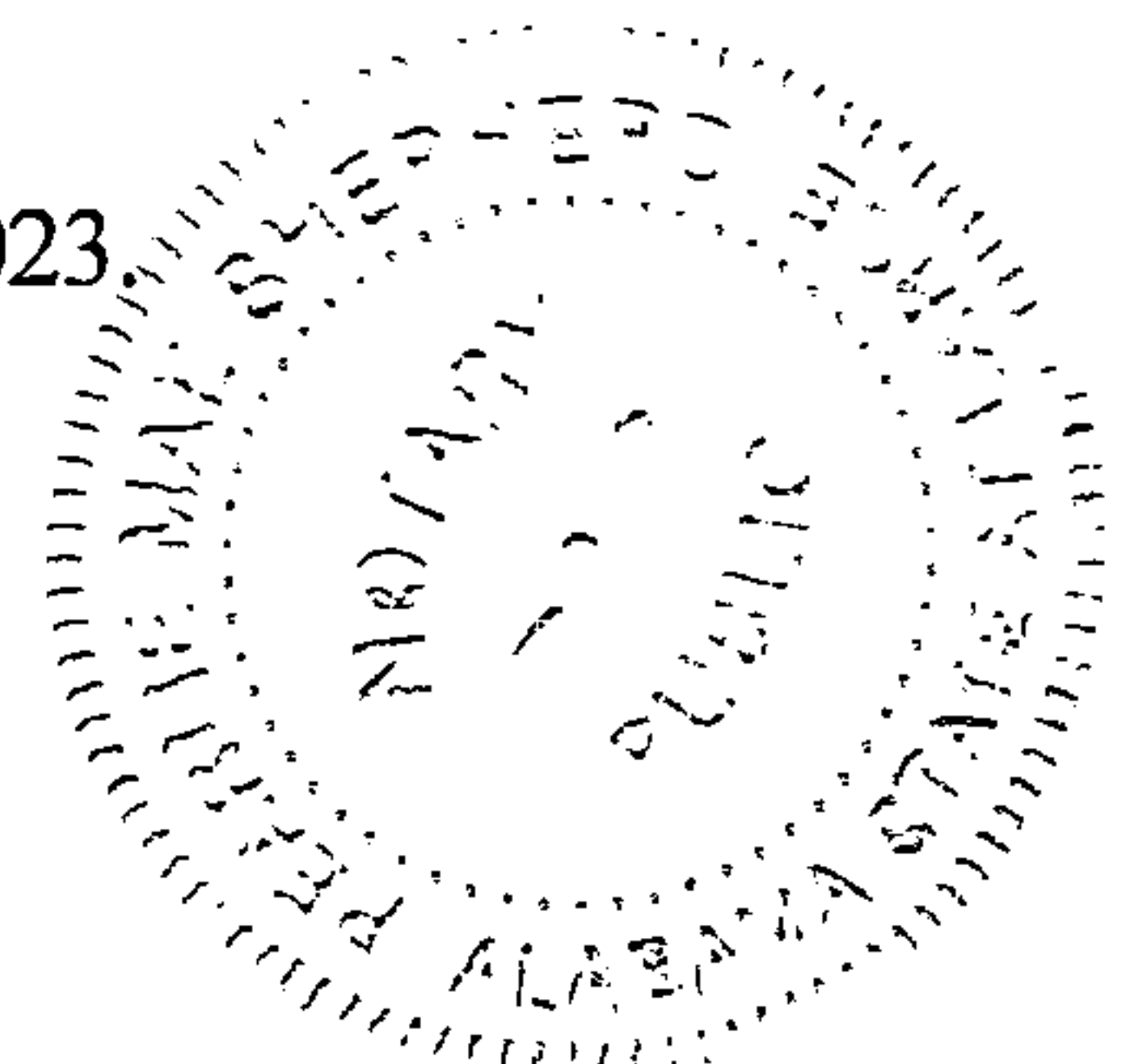

TINA CALLAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Tina Calla, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 14th day of July A.D. 2023.


Notary Public



THIS DEED PREPARED BY: T. SHANE SMITH, Attorney at Law
3000 Crescent Avenue, Birmingham, Alabama 35209

**MY COMMISSION EXPIRES:
JANUARY 28, 2025**

This conveyance prepared without the benefit of current survey.
Attorney makes no representations as to the legal description of this property.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Tina Callan
Mailing Address 1542 Hwy 83
Vincent AL
35178

Grantee's Name Larry Littlefield
Mailing Address 1542 Hwy
83 Vincent AL
35178

Property Address 1542 Hwy 83
Vincent AL
35178

Date of Sale _____
Total Purchase Price \$ 28,000.00

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 per De Vorce

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 7-17-2023

Print Larry Littlefield

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

Unattested

(verified by)