


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

After recording, return to:

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED



20230818000249580 1/3 \$152.00
Shelby Cnty Judge of Probate, AL
08/18/2023 01:46:23 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE HUNDRED TWENTY FOUR THOUSAND DOLLARS AND ZERO CENTS (\$124,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Chase Payne and wife, Marcy Louise Payne, hereby remises, releases, quit claims, grants, sells, and conveys to Stevie G. Sheffield (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

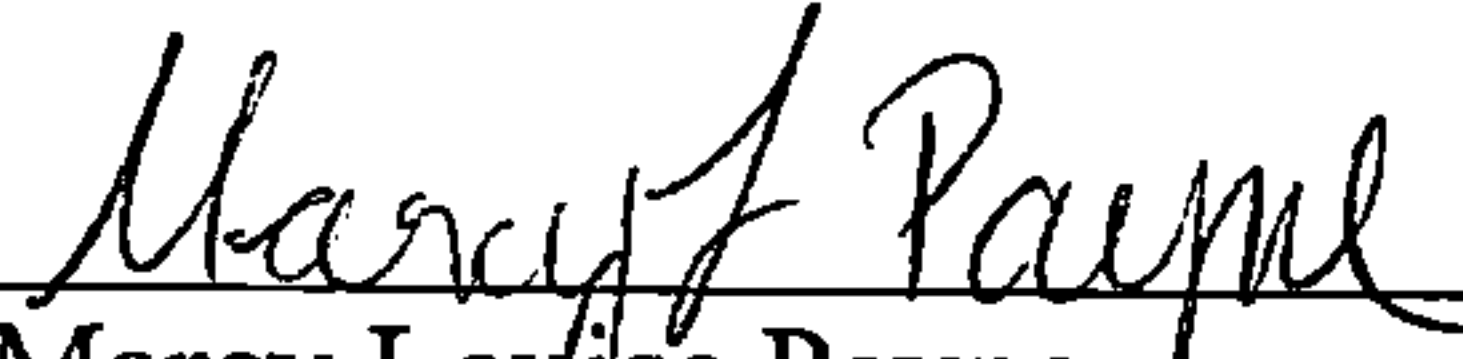
Grantor herein along with Chasity Johnson are the only Heirs at Law of Frankie Sheffield Payne who died intestate December 27, 2009.

Frankie Sheffield Payne and Stevie G. Sheffield are the only Heirs at Law of Bobby Gene Sheffield grantee in Instrument No. 1999-0956, Instrument No. 2002-07967, Deed Book 275, Page 435 and Deed Book 300, Page 594.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 17th day of August, 2023.

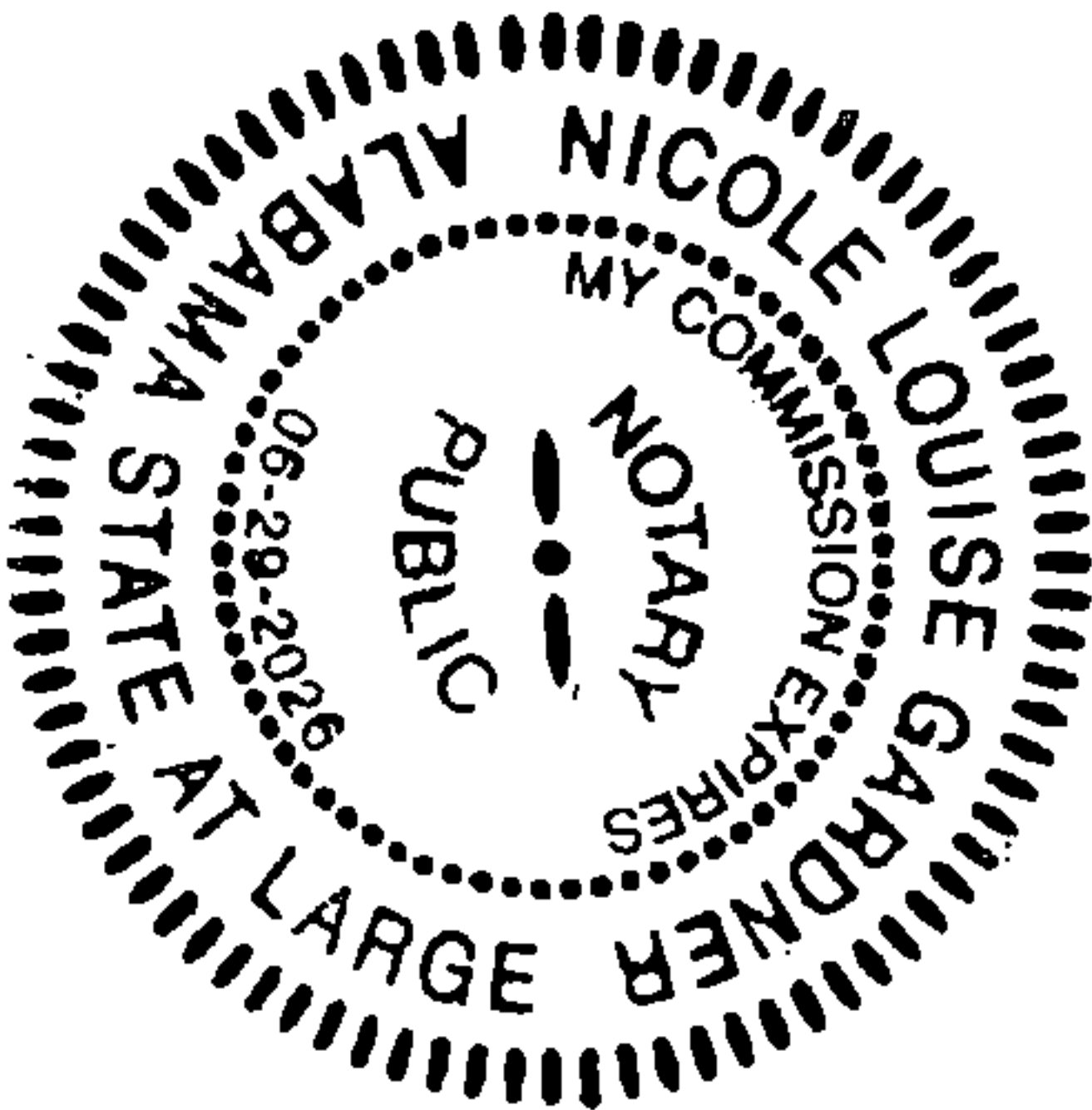

Chase Payne

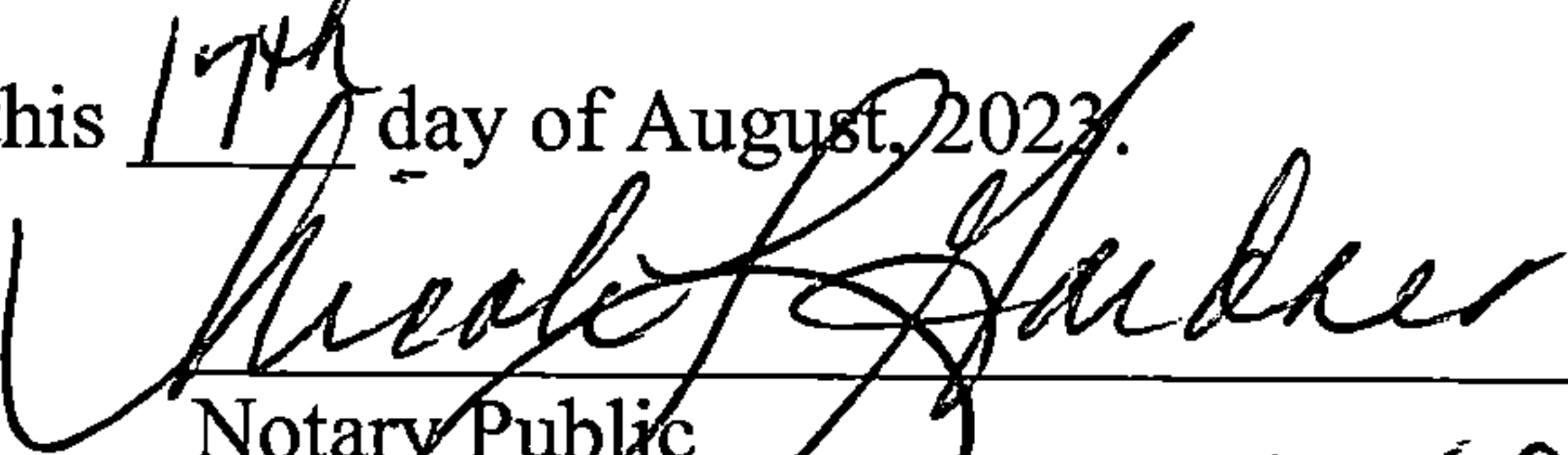

Marcy Louise Payne

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that Chase Payne and Marcy Louise Payne, 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 17th day of August, 2023.




Notary Public
My Commission Expires: 6-29-26

Shelby County, AL 08/18/2023
State of Alabama
Deed Tax: \$124.00

EXHIBIT A – LEGAL DESCRIPTION

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 1 East, described as follows: Commencing at SW corner of said forty and run East along South line 210 feet; thence North 660 feet; thence West 210 feet; thence South 660 feet to beginning.

A part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 1 East, described as follows: Commencing at the SE corner of said forty and run North along East line of 660 feet; thence run West 660 feet; thence run North a distance of 132 feet; thence run West a distance of 69.6 feet to NE corner of Marie Green lot; (formerly J.B.Green Jr. land); thence along the East line of Green land, South a distance of 729.6 feet, more or less to South line of said forty; thence East along South line of said forty a distance of 729.6 feet, more or less, to point of beginning.

Also the North 14 acres of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 22 South, Range 1 East, being all that part of said 20 acres that lies North of Marie Green, formerly J.B. Green, Jr., and North of T.C. Stinson land.

LESS AND EXCEPT that portion of property conveyed to Billy F. Sheffield and wife, Jackie G. Sheffield, recorded in Book 304, Page 502 in the Probate Records of Shelby County, Alabama.

Lot 2, according to the survey of King's Twin Acres, as recorded in Map Book 29, Page 3, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

A lot in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:
Commence at the NW corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East; thence run East along the North said of said half quarter-quarter section a distance of 390.50 feet to the southeast right of way line of a State Highway now under construction; thence turn an angle of 128°25' to the right and run along the southeast right of way line of said highway a distance of 44.95 feet to the point of beginning; thence continue in the same direction along said right of way line a distance of 300.00 feet; thence turn an angle of 90° 00' to the left and run a distance of 300.00 feet; thence turn an angle of 90° 00' to the left and run a distance of 300.00 feet; thence turn an angle of 90° 00' to the left and run a distance of 300.00 feet to the point of beginning. Situated in the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated May 29, 1967.

A parcel of land lying in the South half of Southwest Quarter of Northwest Quarter of the Northwest Quarter of Southwest Quarter of Section 10, The Southwest Quarter of Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 9, all in Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the South half of the Southwest Quarter of Northwest Quarter of Section 10, Township 24 North, Range 15 East and run East for 396.0 feet to a point of the Right of Way line of Alabama State Highway No. 145, said point being the point of beginning of the parcel herein described; thence continue East along the North line of the said South half of the Southwest Quarter of Northwest Quarter for 943.77 feet; thence turn 90°49' right and run 647.70 feet; thence turn 53° 51' right and run 1,145.20 feet; thence turn 19° 23' right and run 871.90 feet; thence turn 106° 01' right and run 515.70 feet to a point on the Southeast right of way line of said Alabama No. 145; thence turn 38° 56' right and run along said right of way line 695.30 feet to a point on the East line of said Section 9; thence continue along said Right of Way line 289.95 feet; thence 90° 00' right and run 300.00 feet; thence 90° 00' left and run 300.00 feet; thence 90° 00' left and run 300.00 feet to a point on said Right of Way line of Alabama No. 145; thence 90° 00' right and along said Right of Way line 44.95 feet to the point of beginning.
Situating in Shelby County, Alabama.

Real Estate Sales Validation Form



20230818000249580 3/3 \$152.00
Shelby Cnty Judge of Probate, AL
08/18/2023 01:46:23 PM FILED/CERT

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

Grantor's Name Chase Payne
Mailing Address 18686 Hwy 145
Shelby AL
35143

Grantee's Name Stevie G Sheffield
Mailing Address 18610 Hwy 145
Shelby AL
35143

Property Address Average

Date of Sale 8-17-23
Total Purchase Price \$ 124,000.00
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

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 8-17-23

Print Chase Payne

☐ Unattested

Sign Ch Payne

(verified by)

(Grantor/Grantee/Owner/Agent) circle one