

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **JAQUELINE GARNER NEWCOMB, a married woman**, the undersigned Grantor, do hereby remise, release, quitclaim, grant, and convey all of my interest to my husband, **ROBERT ALLEN NEWCOMB JR.**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

See Exhibit A

Source of Title: Book 290 at Page 153

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

This is my Homestead.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns in fee simple, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23
day of August 2023.

Jaqueline Garner Newsom
By Robert Allen Newcomb Jr. (SEAL)
**Jaqueline Garner Newsom, through her Agent, Robert
Allen Newcomb Jr., recorded in Book_2023_, Page
0821000250880 in the Probate Office of Shelby County.**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JAQUILINE GARNER NEWCOMB, by and through her Agent, Robert Allen Newcomb Jr.** 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23 day of August, 2023.

Michael David Bradford
Notary Public

My Commission Expires 04/14/2026

This Instrument was Prepared By:
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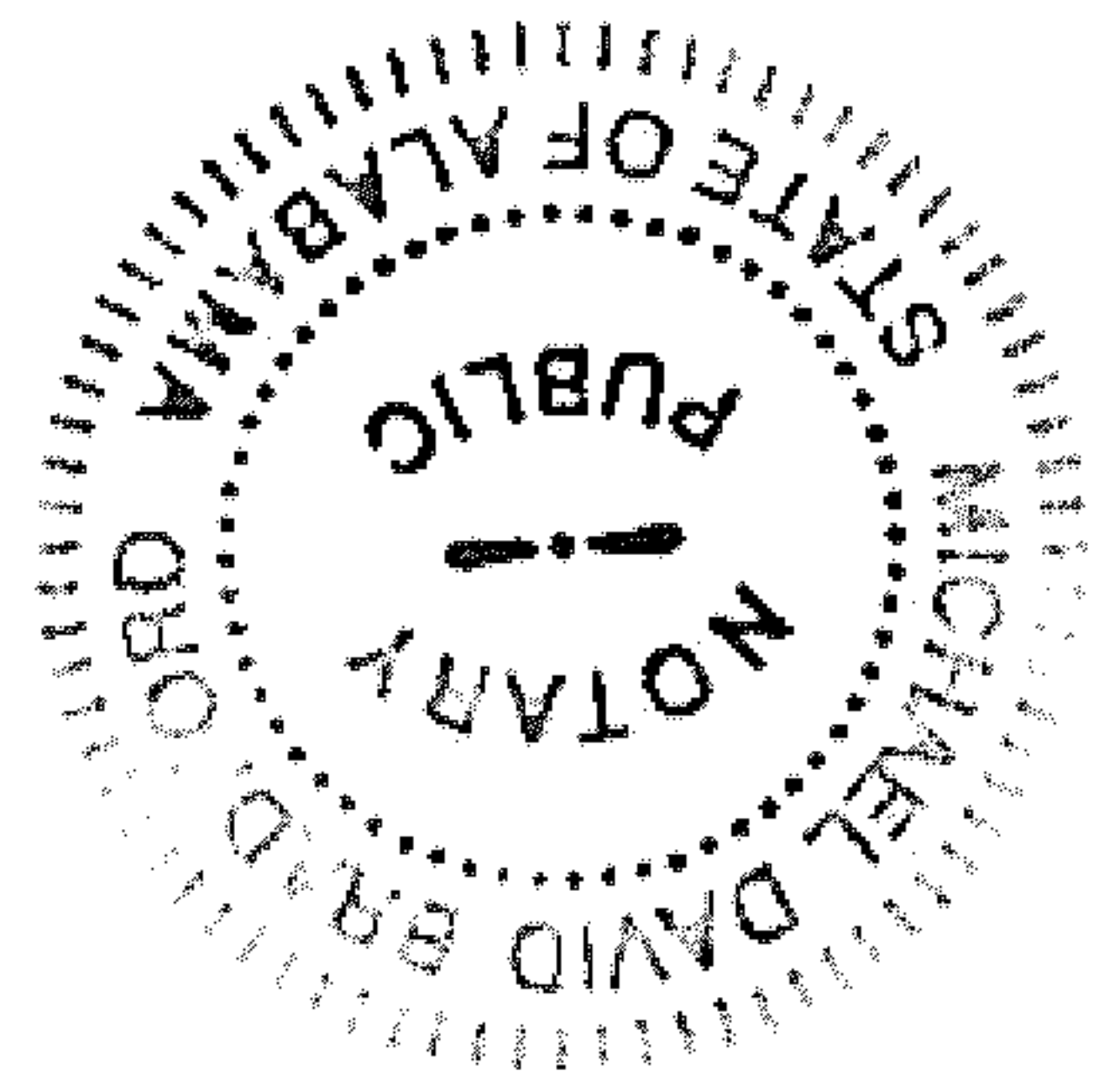


Exhibit A

Lot 11 according to the map of Dogwood Forest, an unrecorded subdivision, being more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 3 West; then run Northwardly along the West line of said 1/4-1/4 for a distance of 992.65 feet; thence turn an angle to the right of 131 deg. 39 min. 38 sec. for a distance of 507.30; thence turn an angel to the left of 16 deg. 03 min. 18 sec. for a distance of 105.0 feet to the Point of Beginning; thence turn an angle to the right of 96 deg. 13 min. 33 sec. for a distance of 344.76 feet to the Northerly right of way line of Chestnut Circle and the point of the beginning of a curve to the right having a central angle of 94 deg. 11 min. 19 sec. and radius of 50.0 feet; thence run along the arc of said curve for a distance of 82-20 feet to a point of reverse curve having a central angle of 42 deg. 50 min. and a radius of 25.0 feet; thence run along the arc of said curve for a distance of 18.69 feet to the end of said curve; thence continue along the said right of way for a distance of 28.74 feet to the point of beginning of a curve to the left having a central angle of 72 deg. 09. Min. 07 sec. and a radius of 180.0 feet; thence run along the said arc of said curve for a distance 226.67 feet to the point of reverse curve having a central angle of 12 deg. 13 min. 16 sec. and a radius of 280.0 feet; thence run along the arc of said curve for a distance of 59.72 feet to the end of said curve; thence turn an angle to the left of 83 deg.53 min. 23 sec. as measured from chord for a distance of 481.65 feet; thence turn an angle to the left of 31 deg. 01 min. 38 sec. for a distance of 22.11 feet; thence turn an angle to the left of 53 deg. 31 min. 20 sec. for a distance of 225.01 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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

Grantor's Name Jaqueline Garner Newcomb
 Mailing Address 206 Chestnut Circle
Alabaster, AL 35007

Grantee's Name Robert Allen Newcomb Jr.
 Mailing Address 206 Chestnut Circle
Alabaster, AL 35007

Property Address 206 Chestnut Circle
Alabaster, AL 35007

Date of Sale 8-23-2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 319,290.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/23/2023 03:40:24 PM
 \$350.50 JOANN
 20230823000254260

The purchase price or actual value claimed Allen S. Beyle 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 _____

Print Robert Allen Newcomb, Jr

Unattested _____

Sign Robert Allen Newcomb, Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**