

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

After recording, return to:
Richard Maddox
400 Hwy 9
Wilsonville, AL 35186

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Amy Marie Kent, a** married **woman** hereby remises, releases, quit claims, grants, sells, and conveys to **Richard Maddox** (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:

All of the NE ¼ of the NW ¼ of Section 33, Township 19 South, Range 2 East, that lies Southwest of the fence line running approximately 10 feet Southwest of the Southwest boundary of Tanyard Branch West (Creek).

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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

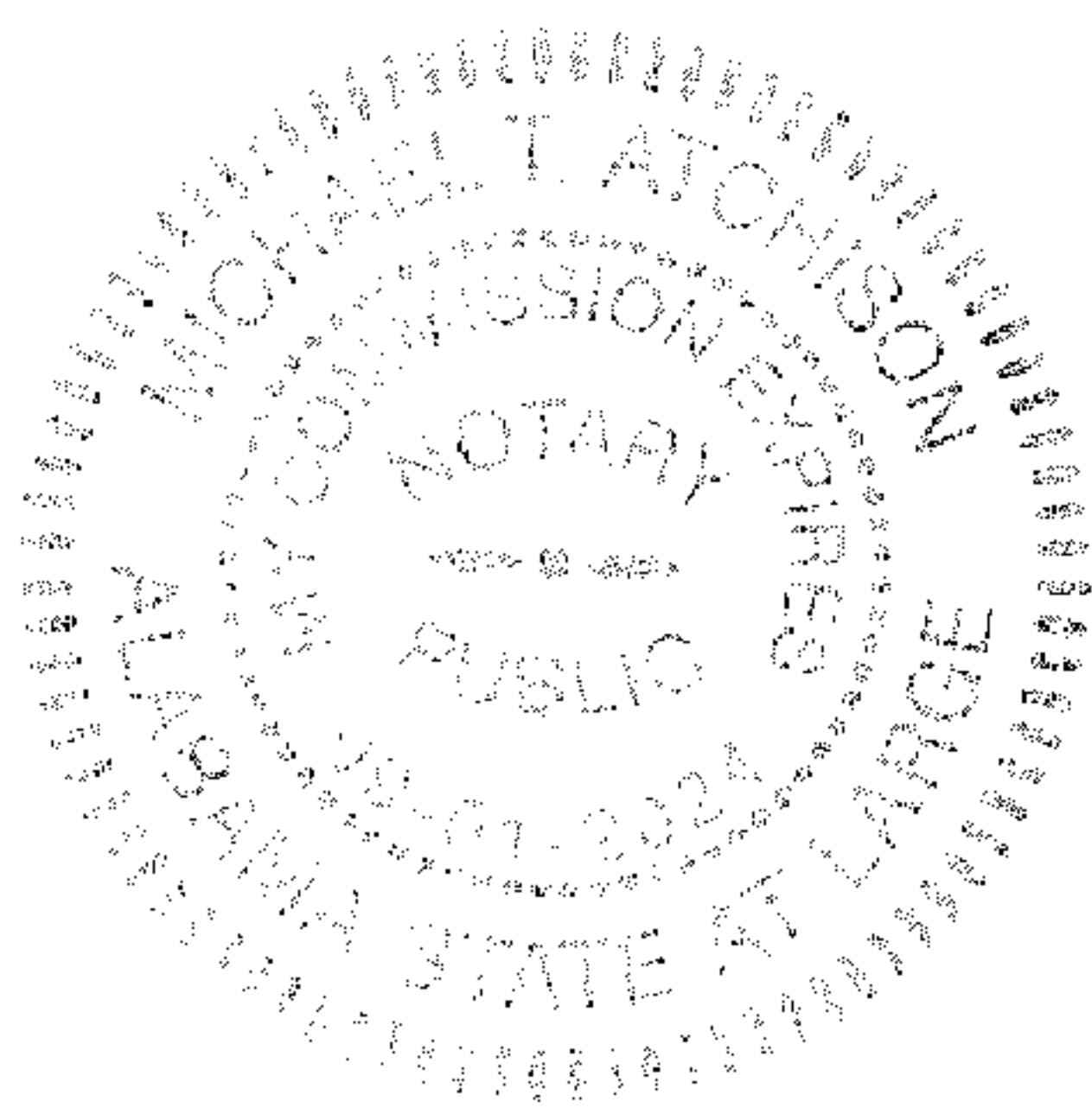
Given under my hand and seal, this 25th day of October, 2023.

Amy Marie Kent
Amy Marie Kent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amy Marie Kent**, 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 25th day of October, 2023.



[Signature]
Notary Public
My Commission Expires: 9-1-24



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/26/2023 09:43:54 AM
 \$28.00 JOANN
 20231026000315600

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Amy Marie Kern
 Mailing Address 870 Camelra St.
Harpersville, AL
35678

Grantee's Name Richard Maddox
 Mailing Address 400 Hwy 9
Wilsonville, AL
35186

Property Address Vacant
Harpersville AL
35678

Date of Sale 10-25-23
 Total Purchase Price \$ 3,000.00

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 10-25-23

Print Mike T. Atchison

Unattested

Sign Mike Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1