



20231026000315720 1/3 \$164.50
Shelby Cnty Judge of Probate, AL
10/26/2023 10:44:31 AM FILED/CERT

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by

Joel C. Watson, Attorney at Law
1240 1st N Suite 12
Alabaster, Alabama 35007

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY PRESENTS,

That in consideration of TEN DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

MICHAEL J. ADNEY, A Single Man

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to CINTHIA MARTIN

(herein referred to as Grantee\Grantees) the following described real estate, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this 26th day of OCTOBER 2023.

WITNESS:

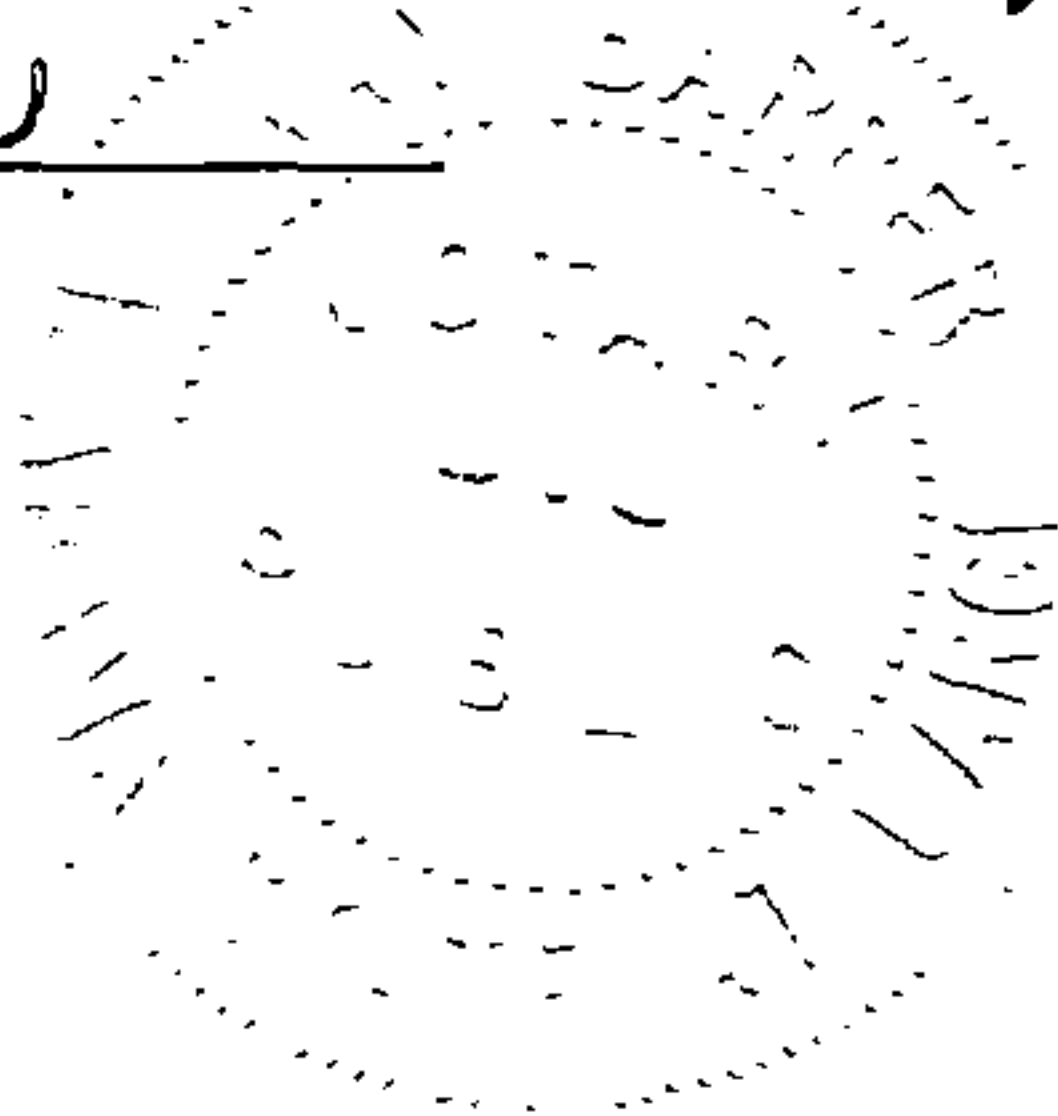
Grantor-Michael J. Adney

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Adney, A Single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 26th day of OCTOBER A.D. 2023.

NOTARY PUBLIC



Shelby County, AL 10/26/2023
State of Alabama
Deed Tax: \$136.50



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Exhibit A

A part of Parcel A of TRACT THIRTY-SIX SUBDIVISION, as recorded in Map Book 12, page 42, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NE corner of Section 10, Township 24 North, Range 15 East, thence run south along the east line of said section a distance of 716.52 feet to the ROW of Hwy. 46; thence turn an angle of 86 deg. 34' 17" right and run a distance of 360.49 feet along said ROW; thence turn an angle of 103 deg. 39' 28" right and run a distance of 234.60 feet; thence turn an angle of 79 deg. 02' 05" right and run a distance of 120.00 feet; thence turn an angle of 89 deg. 15' 50" left and run a distance of 503.13 feet; thence turn an angle of 89 deg. 15' 50" right and run a distance of 198.21 feet to the point of beginning, containing 4.01 acres, more or less. Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.
According to survey of Rodney Shiflett, AL Reg. No. 21784, dated July 24, 2000.

Real Estate Sales Validation Form



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

Grantor's Name Michael J. Adney
Mailing Address 91 Adney Circle
Shelby, AL 35143

Grantee's Name Cynthia Martin
Mailing Address 154 Adney Circle
Shelby, AL 35143

Property Address 91 Adney Circle
Shelby, AL 35143

Date of Sale Oct 26, 2023
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 136,180

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 10/26/2023

Print Cynthia Martin

Unattested

Sign Cynthia Martin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1