

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

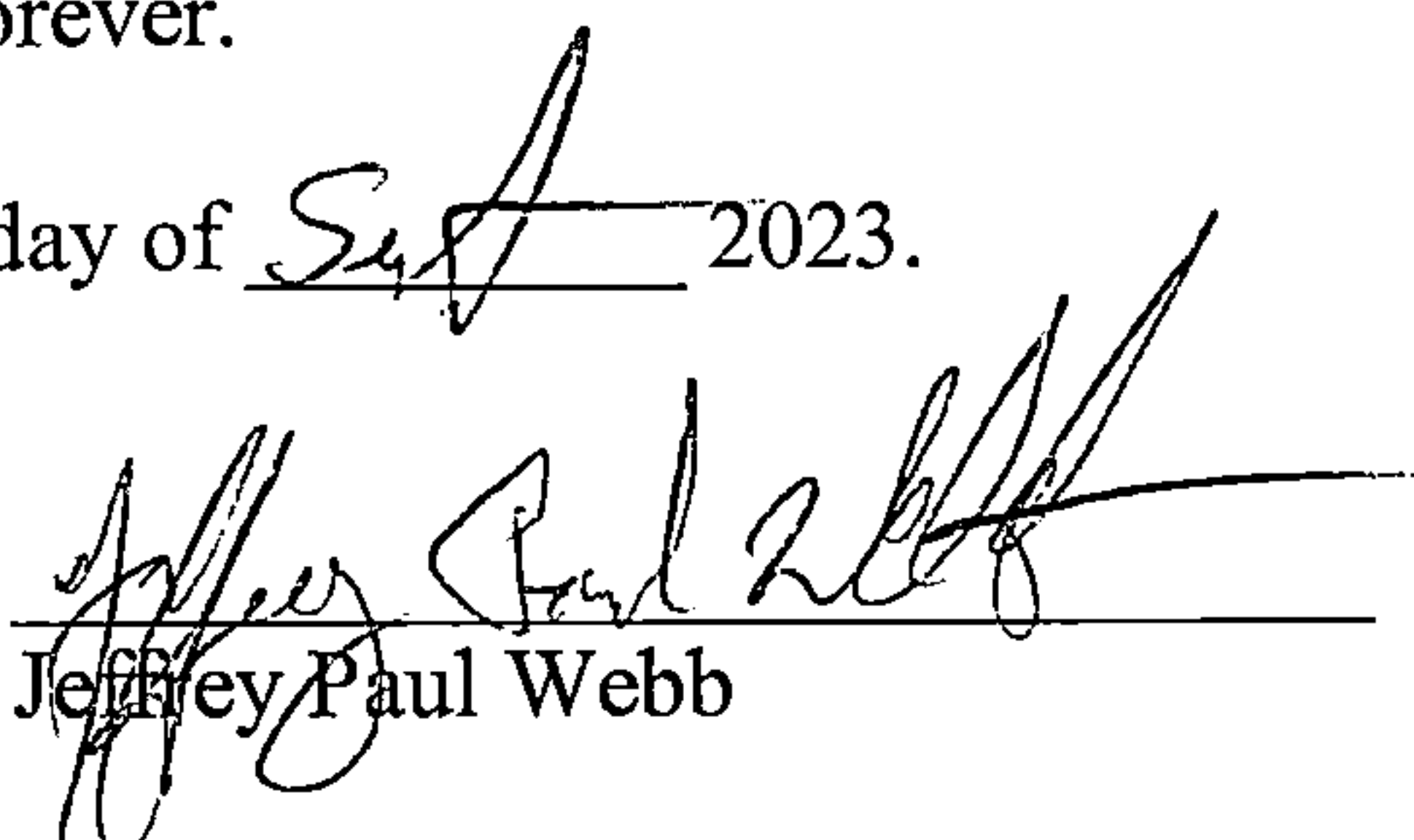

20231103000324640 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
11/03/2023 03:09:29 PM FILED/CERT

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, **Jeffrey Paul Webb**, Single man, hereby remises, releases, quit claims, grants, sells, and conveys to **Sidney Wheeler** (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

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

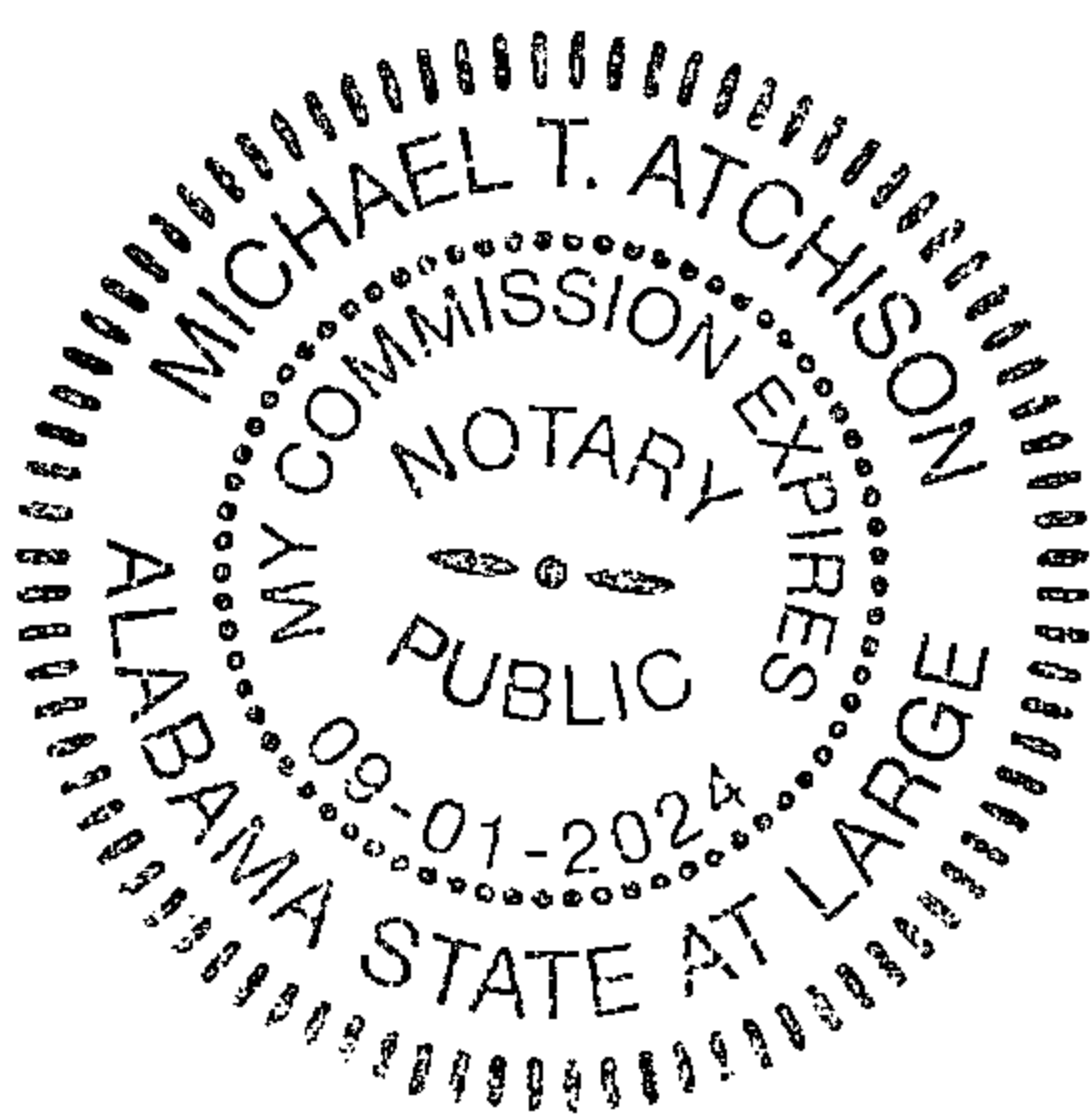
Given under my hand and seal, this 19th day of Sept 2023.

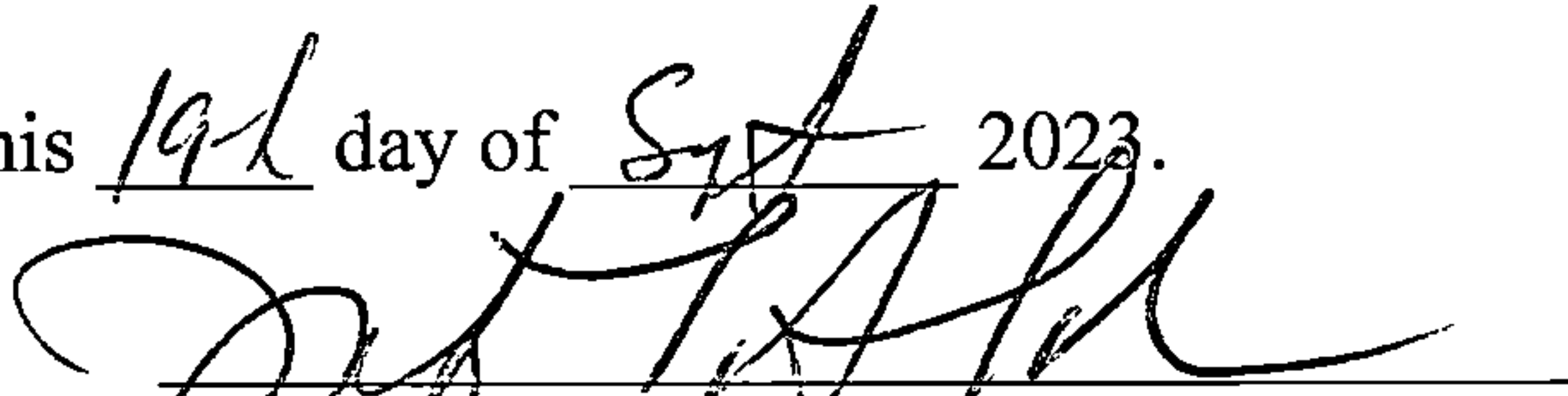

Jeffrey Paul Webb

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey Paul Webb**, 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 19th day of Sept 2023.




Notary Public

My Commission Expires:

9-1-24

Shelby County, AL 11/03/2023
State of Alabama
Deed Tax: \$6.00

EXHIBIT A – LEGAL DESCRIPTION

20231103000324640 2/3 \$34.00
Shelby Cnty Judge of Probate, AL
11/03/2023 03:09:29 PM FILED/CERT

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 20 South, Range 1 East, being a part of the same land described in a deed to Ona Louise Cain and Patricia Ann Webb, recorded in Inst. No. 1994-05524, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Beginning at an rebar, with a cap stamped Hillery King, Jr. at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence N89°10'45" E, along the South line of said sixteenth section, a distance of 411.22 feet to the point of beginning; thence S89°10'45" E, along the South line of said sixteenth section, a distance of 487.93 feet to a point on the west right-of-way of County Highway 109; thence N 19°33'18" W, along said right-of-way, a distance of 58.59 feet to a spike found, at a fence corner, thence S89°23'11" W, along the remains of an old fence, a distance of 468.23 feet, to a point; thence S00°05'31" W, a distance of 43.21 feet, to the POINT OF BEGINNING.

Real Estate Sales Validation Form

20231103000324640 3/3 \$34.00
Shelby Cnty Judge of Probate, AL
11/03/2023 03:09:29 PM FILED/CERT

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

Grantor's Name
Mailing Address

JEFFERY PAUL WEBB
1075 HWY 109 S
WILSONVILLE AL
35186

Grantee's Name
Mailing Address

SIDNEY WHEELER
907 HWY 109
WILSONVILLE AL 35186

Property Address

1075 HWY 109 S
WILSONVILLE AL
35186

Date of Sale

SEPT 19 2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 5,600.00

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 _____

Print

SIDNEY WHEELER

Sign

SIDNEY WHEELER

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1