

This instrument was prepared by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY



20240122000016460 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/22/2024 03:28:45 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Patricia L. Dove, a widow (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Mark A. Armstrong and Kelly G. Armstrong (hereinafter called GRANTEE, whether one or more) all of GRANTOR's 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.

This deed is executed for a nominal consideration in order to clear title. A portion of this property was included in the legal description in the deed recorded as Instrument # 1995-14674 in the Probate Office of Shelby County, Alabama, and should have been excepted from the legal description. The property had been previously conveyed by deed recorded in Real Book 167, page 744, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 18th day of January, 2024.

Patricia L. Dove
Patricia L. Dove

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia L. Dove, 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 18th day of January, 2024.

Charles Fulmer
Notary Public

My commission expires: 10-9-24

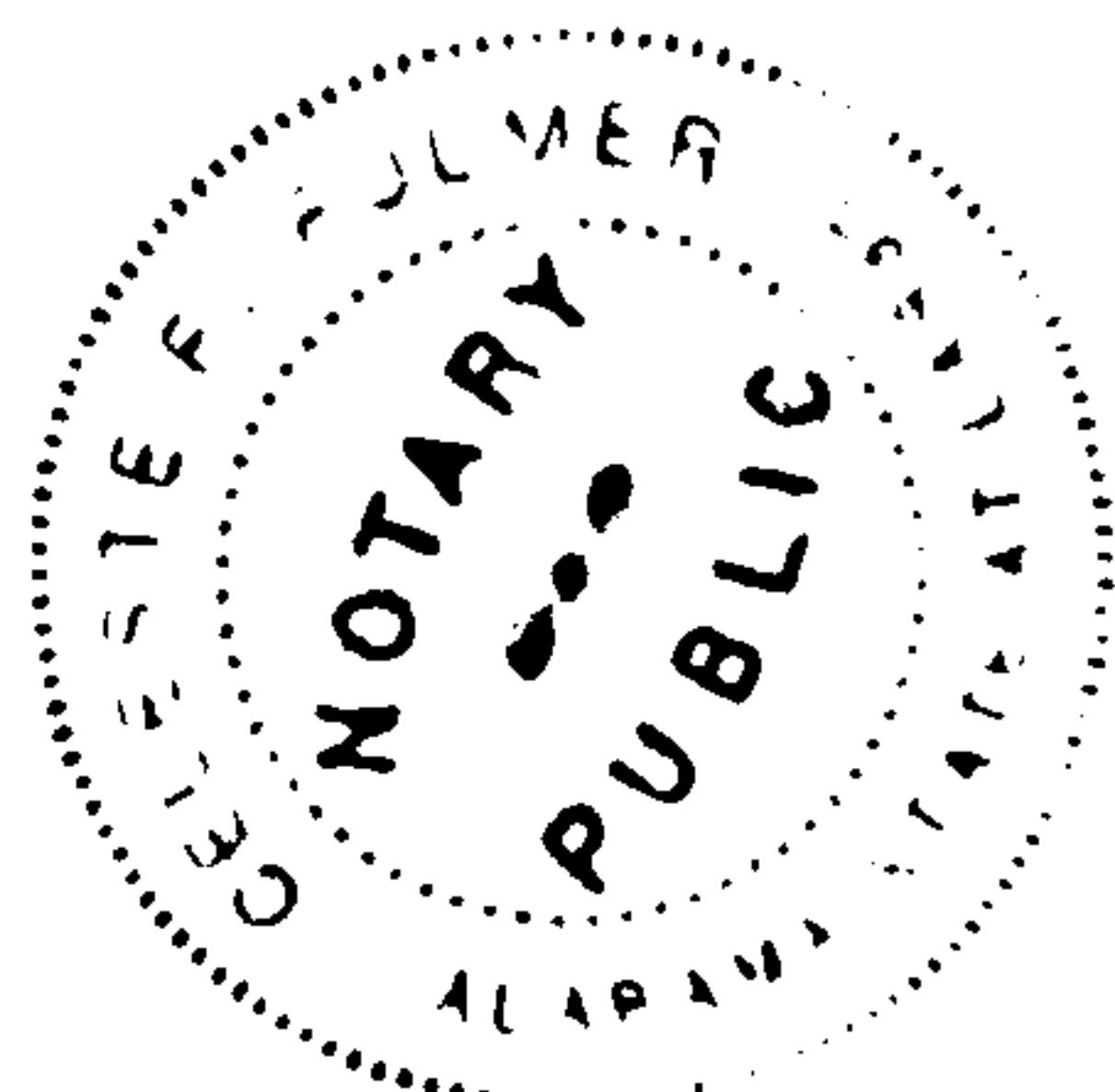


EXHIBIT A



20240122000016460 2/3 \$29.00
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Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 62.60 feet to the point of beginning; thence continue South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 302.00 feet; thence turn an angle of 89 deg. 56 min. to the right and run a distance of 1261.68 feet to a point on the East R/W line of Shelby County Hwy. #55; thence turn an angle of 95 deg. 40 min. to the right and run along said R.W line a distance of 137.63 feet to the P.C. of a R/W curve; thence run along said R/W curve (whose Delta angle is 5 deg. 38 min. 37 sec. to the left, Radius is 1678.25 feet, Tangent distance is 82.72 feet, Length of Arc is 165.30 feet) to the P.C.C. of said R/W curve; thence turn an angle of 89 deg. 58 min. 37 sec. to the right from Tangent of said curve and run a distance of 1240.24 feet to the point of beginning. Less and except the one acre tract known as the "home place" lot described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 364.66 feet; thence turn an angle of 89 deg. 56 min. to the right and run a distance of 1261.68 feet to a point on the East R/W line of Shelby County Hwy. #55; thence turn an angle of 95 deg. 40 min. to the right and run along said R/W line a distance of 137.63 feet to the P.C. of a R/W curve; thence turn an angle of 59 deg. 28 min. to the right and run a distance of 252.68 feet to the point of beginning; thence turn an angle of 30 deg. 33 min. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 210.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Patricia L. Dove
Mailing Address 156 Hwy 55
Wilsonville, AL 35186

Grantee's Name Mark A. & Kelly G. Armstrong
Mailing Address 113 Stinson Drive
Wilsonville, AL 35186

Property Address Hwy 55
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 336,760


2024012200016460 3/3 \$29.00
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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 Appraisal
 Sales Contract Other - Quitclaim deed to clear title.
 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 1/18/24

Print William R. Justice

Unattested

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

(verified by)