

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Tremelle Buckhannon

STATE OF ALABAMA,
COUNTY OF SHELBY



20240308000064580 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
03/08/2024 02:17:16 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **THREE THOUSAND DOLLAR AND ZERO CENTS (\$3,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Aldrich Lawson, a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Tremelle Buckhannon** (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:

Commencing at the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ running North four hundred twenty feet (420); thence East one hundred five feet (105); thence South four hundred twenty feet (420); thence West one hundred five (105) feet to the starting point containing one (1) acre more or less, being in SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 East, situated in Town of Vincent, Shelby County, Alabama.

Grantor herein is the only heir at law of Eddie R. Franklin, grantee in DB 179, Pg 324. Eddie R. Franklin died intestate February 13, 1958. At the time of his death, he was married to Mary Franklin. Mary Franklin died intestate August 14, 2011. Eddie R. Franklin had 2 children Terrance Franklin who died intestate November 20, 2016, without heirs and Thomas Franklin who died intestate September 20, 2005, without heirs. Aldrich Lawson is the only child of Mary Franklin. Eddie R. Franklin owned caption land at the time of his death.

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

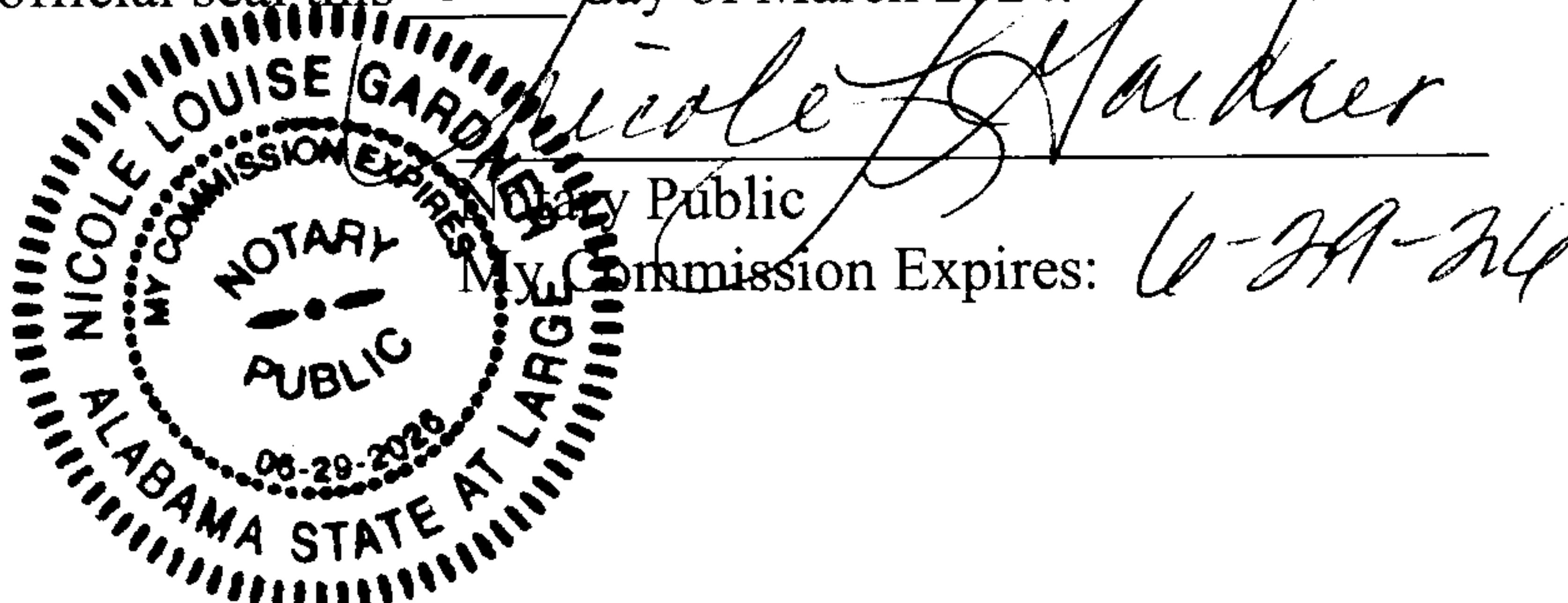
Given under my hand and seal, this 8th day of March 2024.

Aldrich Lawson

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Aldrich Lawson** 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 8th day of March 2024.



Shelby County, AL 03/08/2024
State of Alabama
Deed Tax: \$3.00

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Aldrich Lawson
P.O. Box 331
Vincent AL 35178

Grantee's Name
Mailing Address

Tremelle Buckham
1052 Pilgrim LN
Montevallo, AL 35115

Property Address

23 Dates Ln
Vincent AL 35178

Date of Sale

3-8-24

Total Purchase Price \$

3000.00

or

Actual Value \$

or

Assessor's Market Value \$


20240308000064580 2/2 \$28.00
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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
 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 3-8-24

Print Tremelle Buckham

Sign T. Buck

(Grantor Grantee Owner/Agent) circle one

Unattested

(verified by)