



20240313000068500 1/3 \$60.50
Shelby Cnty Judge of Probate, AL
03/13/2024 01:40:56 PM FILED/CERT

*****NO CERTIFICATION AS TO TITLE*****

THIS INSTRUMENT PREPARED BY:

Kathy Long Skipper, Esquire
1901 Richard Arrington, Jr., Blvd. South
Birmingham, Alabama 35209

Send Tax Notice To:

Ms. Kathy Long Skipper
1901 Richard Arrington, Jr., Blvd. South
Birmingham, Alabama 35209

STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

That in consideration of Ten Dollars and all other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I, LARRY R. SKIPPER, an widowed unmarried man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, KATHY LONG SKIPPER a/k/a Kathy L. Skipper, an unmarried woman, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the accepted N. W. corner of Fraction "C" of Fractional Section 24, T22S-R1W, run thence East along the accepted North boundary of said Fraction "C" a distance of 423.18 feet to the point of beginning of herein described parcel of land' thence continue along said course a distance of 504.71 feet; thence turn 91 degrees 32'53" right and run 64.78 feet; thence turn 88 degrees 27'07" right and run 264.0 feet; thence turn 88 degrees 27'15" left and run 248.00 feet; thence turn 91 degrees 38'46" left and run 102.0 feet; thence turn 91degrees 47'13" right and run 420.60 feet; thence turn 91 degrees 47'10" left and run 162.0 feet; thence turn 91degrees 47'10" right and run 270.70 feet; thence turn 89 degrees 13'42" right and run 926.93 feet; thence turn 00 degrees 03'28" left and run 80.55 feet; thence turn 112 degrees 28'05" right and run 217.46 feet; thence turn 156 degrees 24'10" right and run 16.17 feet; thence turn 155 degrees 18'51" left and run 554.91 feet; thence turn 74degrees 28'51" right and run 149.83 feet; thence turn 86 degrees 26'09" left and run 327.96 feet to the point of beginning of herein described parcel of land, containing 14.36 acres, according to survey of Sam W. Hickey, Registered Land surveyor, of Hickey Land Surveying, Inc., dated December 23, 1991, as stated by Judgment rendered by the Honorable Oliver P. Head on the 10th day of March, 1992 in a Quiet Title Land Action Lawsuit and recorded in Instrument #1992-27316 on 11-18-1992, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
2. Ad valorem taxes due for the current tax year.
3. All lien, mortgages and encumbrances, easements, exceptions, reservations and restrictions of record, if any.

The prior deed is recorded in the Shelby County Judge of Probate office, as follows:

Deed from the State of Alabama issued on the 9th day of September, 1985 to Larry R. and Kathy L. Skipper, recorded in Real Book 051, Page 987 on December 6, 1985.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 6 day of Feb, 2024.


LARRY R. SKIPPER, Grantor

(Seal)

STATE OF CALIFORNIA)
____ COUNTY)

I, _____, a Notary Public in and for said County, in said State, hereby certify that LARRY R. SKIPPER, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2024.

NOTARY PUBLIC

My commission expires: _____

See Attached Certificate

Shelby County, AL 03/13/2024
State of Alabama
Deed Tax: \$32.50



20240313000068500 2/3 \$60.50
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

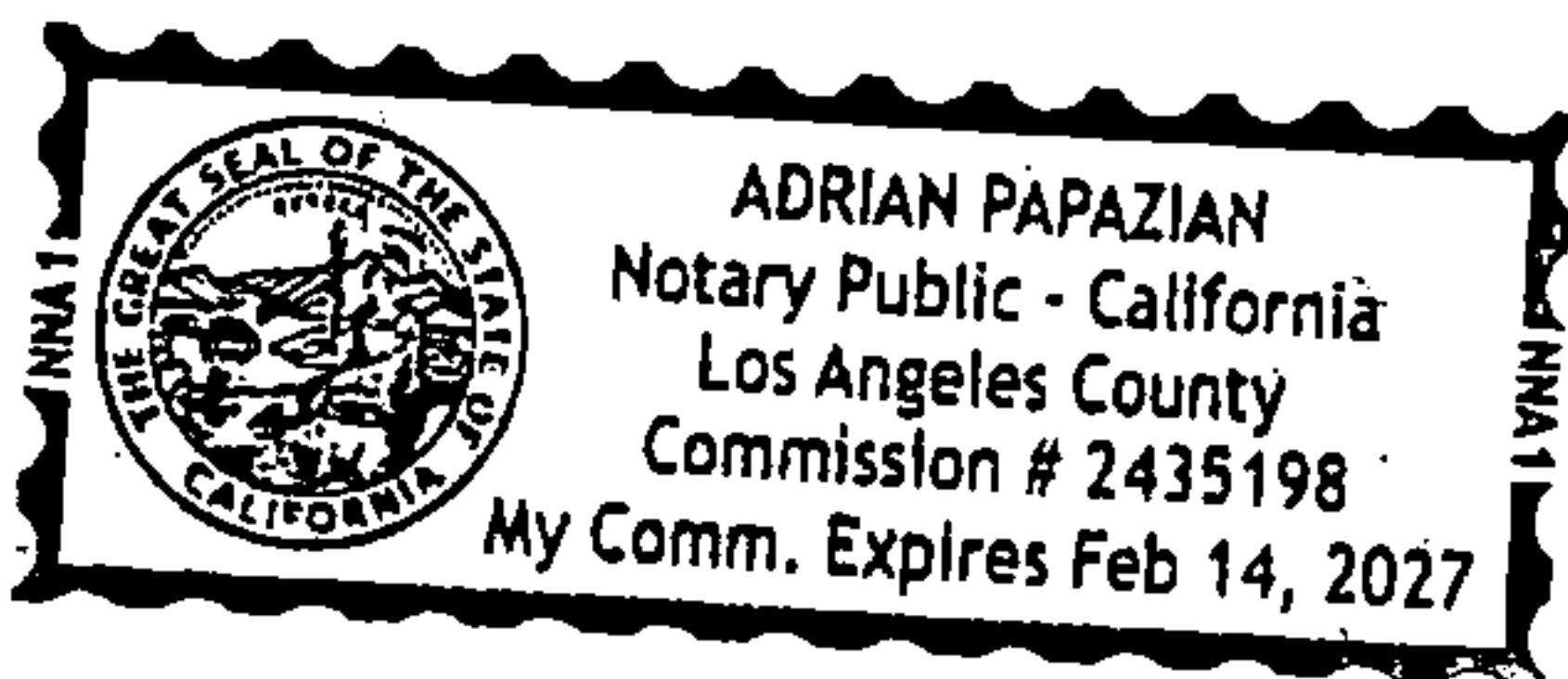
On 02/06/2024 before me, Adrian Papazian (Notary Public),
Date Here Insert Name and Title of the Officer

personally appeared LARRY R. Skipper
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed Document Date: 02/06/2024
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Real Estate Sales Validation Form

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

Grantor's Name Larry Skipper
Mailing Address PO Box 210
Vincent, AL 35178

Grantee's Name Kathy Skipper
Mailing Address 1901 Richard Drington
Jr. Boulevard South
Birmingham, AL 35209

Property Address VACANT

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 64,530

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 \$32,265
☐ 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

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 3/13/2024

Unattested

(verified by)

Print

Sign

Kathy Long Skipper
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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