

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Linda Manasco
156 Hwy 99
Shelby AL 35143

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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, **Ronnie L. Martin and wife, Donna L. Martin**, hereby remises, releases, quit claims, grants, sells, and conveys to **Linda Manasco and Robert Manasco**, as **joint tenants with right of survivorship** (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:

Begin at the Northwest corner of Lot 1 of Twin Pines Family Subdivision as recorded in Map Book 23, Page 143, in the Office of the Judge of Probate of Shelby County, Alabama, said point being a found 1/2" open top pipe; thence run N 48°41'18" E for a distance of 40.00 feet to a set 1/2" rebar capped Clinkscals; thence run S 41°18'33" E for a distance of 210.05 feet to a set 1/2" rebar capped Clinkscals; thence run S48°40'36" W for a distance of 40.00 feet to a found 1/2" iron; thence run N 41°18'33" W for a distance of 210.06 feet to the point of beginning.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

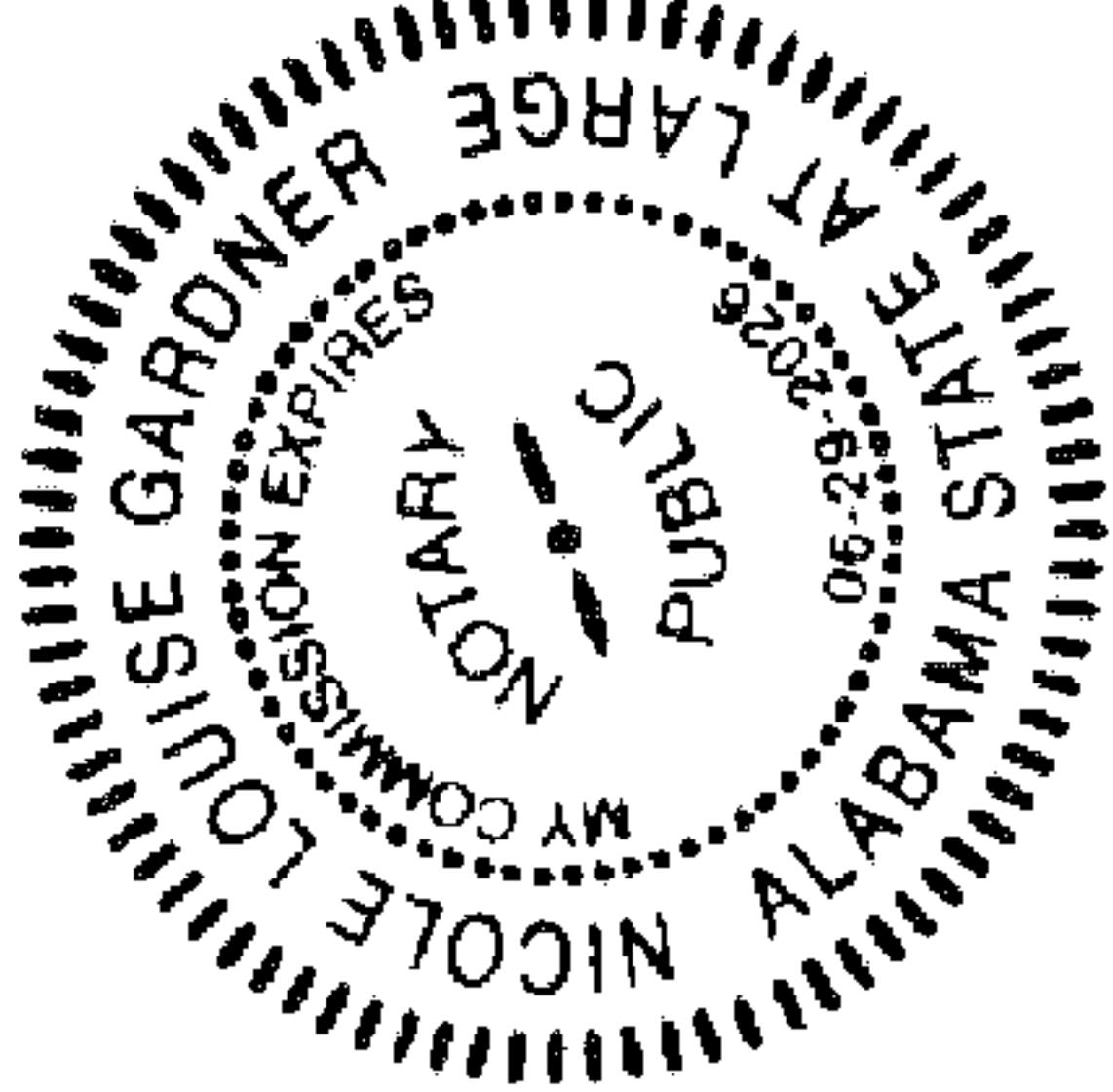
Given under my hand and seal, this 3rd day of May, 2024.

Ronnie L. Martin Donna L. Martin
Ronnie L. Martin Donna L. Martin

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Ronnie L. Martin and Donna L. Martin**, 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 3rd day of May, 2024..
Nicole L. Gardner
Notary Public
My Commission Expires: 10-29-26



Real Estate Sales Validation Form

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

Grantor's Name	<u>Konnie L. Martin</u>	Grantee's Name	<u>Linda Manasco</u>
Mailing Address	<u>380 Lakeshore Dr</u>	Mailing Address	<u>156 Highway 99</u>
	<u>Lot 14</u>		<u>Shelby AL 35143</u>
	<u>Shelby, AL 35143</u>		
Property Address	<u>156 Hwy 99</u>	Date of Sale	<u>5-3-24</u>
	<u>Shelby, AL</u>	Total Purchase Price \$	<u>5,000.00</u>
	<u>35143</u>	or	
		Actual Value	\$
		or	
		Assessor's Market Value \$	

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
☐ 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 5-3-24

Unattested

(verified by)

Print Donna L. Martin
Sign Donna L. Martin
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2024 02:13:14 PM
\$30.00 BRITTANI
20240506000132060

Alli S. Boyd