

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

After recording, return to:
Anthony Mallory
148 Industrial Parkway
Columbiana, AL 35051

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

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, **Lewis E. Atchison and wife Sarah H. Atchison** hereby remises, releases, quit claims, grants, sells, and conveys to **Anthony Mallory and Andril Mallory, 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:

See Attached Exhibit A for Legal Description

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

Given under my hand and seal, this 27th day of November, 2024.

Lewis E. Atchison
Lewis E. Atchison

Sarah H. Atchison
Sarah H. Atchison

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lewis E. Atchison and Sarah H. Atchison**, 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 27th day of November, 2024.

Michael T. Atchison
Notary Public
My Commission Expires: 8-19-28

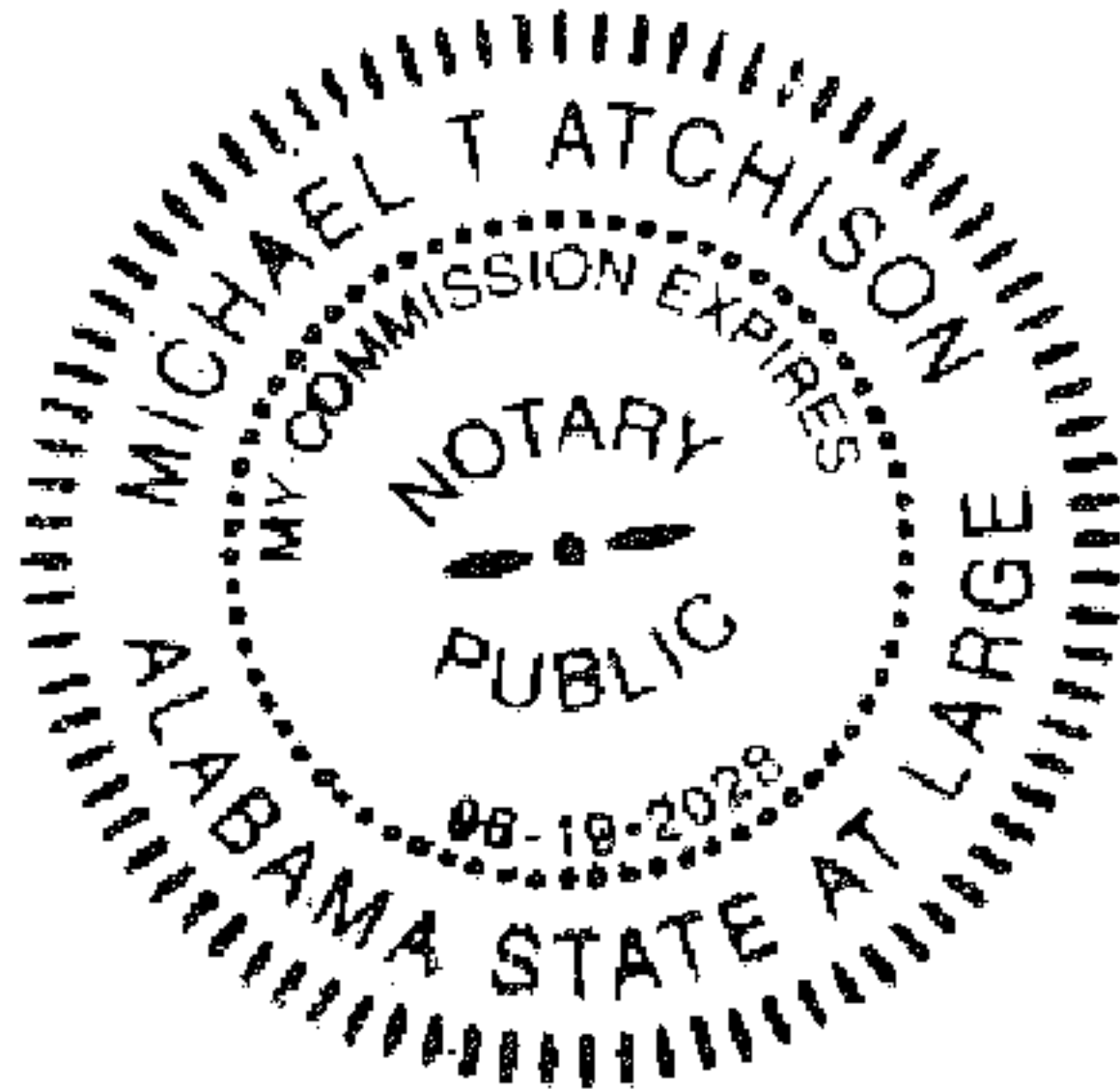


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 23, Township 21 South, Range 1 West, said parcel of land being more particularly described as follows;
Commencing at the Northwest corner of Section 26, Township 21 South, Range 1 West.
Thence N89°31'55" E, along the North line of Section 26, a distance of 1065.37 feet to a 5/8" rebar, set with a cap stamped "WHEELER 3385",
Thence S 00°30'41" W, a distance of 479.88 feet to a 5/8" rebar, set with a cap stamped "WHEELER 3385", on the North edge of the Norfolk and Southern Railroad right-of-way;
Thence N 56°09'14" E, along the North line of said railroad, a distance of 867.49 feet to a point;
Thence N 33°50'46" W, a distance of 50.00 feet to a 5/8" rebar, set with a cap stamped " WHEELER 3385";
Thence N 56°09'14" E, a distance 172.44 feet to a point; Being the POINT OF BEGINNING;
Thence N 42°06'21" W, a distance of 250.00 feet to a point;
Thence N 56°09'14" E, a distance of 210.00 feet to a point;
Thence S 42°06'21" E, a distance of 250.00 feet to a point;
Thence S 56°09'14" W, a distance of 210.00 feet to a point; Back to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/04/2024 11:06:23 AM
 \$28.50 JOANN
 20241204000373500

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Lewis E. Atchison
 Mailing Address 112 Arlington St
Columbiana AL
35051

Grantee's Name Anthony Mallory
 Mailing Address 148 Industrial Pkwy
Columbiana, AL
35051

Property Address Industrial Pkwy
Columbiana

Date of Sale 11-27-24
 Total Purchase Price \$ 500.00
 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
☐ 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 Mike T. Atchison

Unattested

Sign

Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1