

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

After recording, return to:
Tiffany Marie McCartney
6948 Hwy 71
Columbiana AL 35051

STATE OF ALABAMA,
COUNTY OF SHELBY



20250909000274700 1/2 \$69.50
Shelby Cnty Judge of Probate, AL
09/09/2025 01:24:16 PM FILED/CERT

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, **Robert Edward Patrick, a single man** hereby remises, releases, quit claims, grants, sells, and conveys to **Tiffany Marie McCartney** (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:

All my interest in unto the following described property:

Lot 2, according to themap and survey of Steve Smith Family Subdivision, as recorded in Map Book 43, Page 36, in the Probate Office of Shelby County, Alabama.

Lot 3 of the Steve Smith Family Subdivision, a Family Subdivision as recorded in Map Book 43 Page 36, Probate Office, Shelby County, Alabama; situated in the SW 1/4 of the SW 1/4 of Fraction Section 23, Township 22 South, Range 1 East, Shelby County, Alabama.

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

Given under my hand and seal, this 20 day of August, 2025.

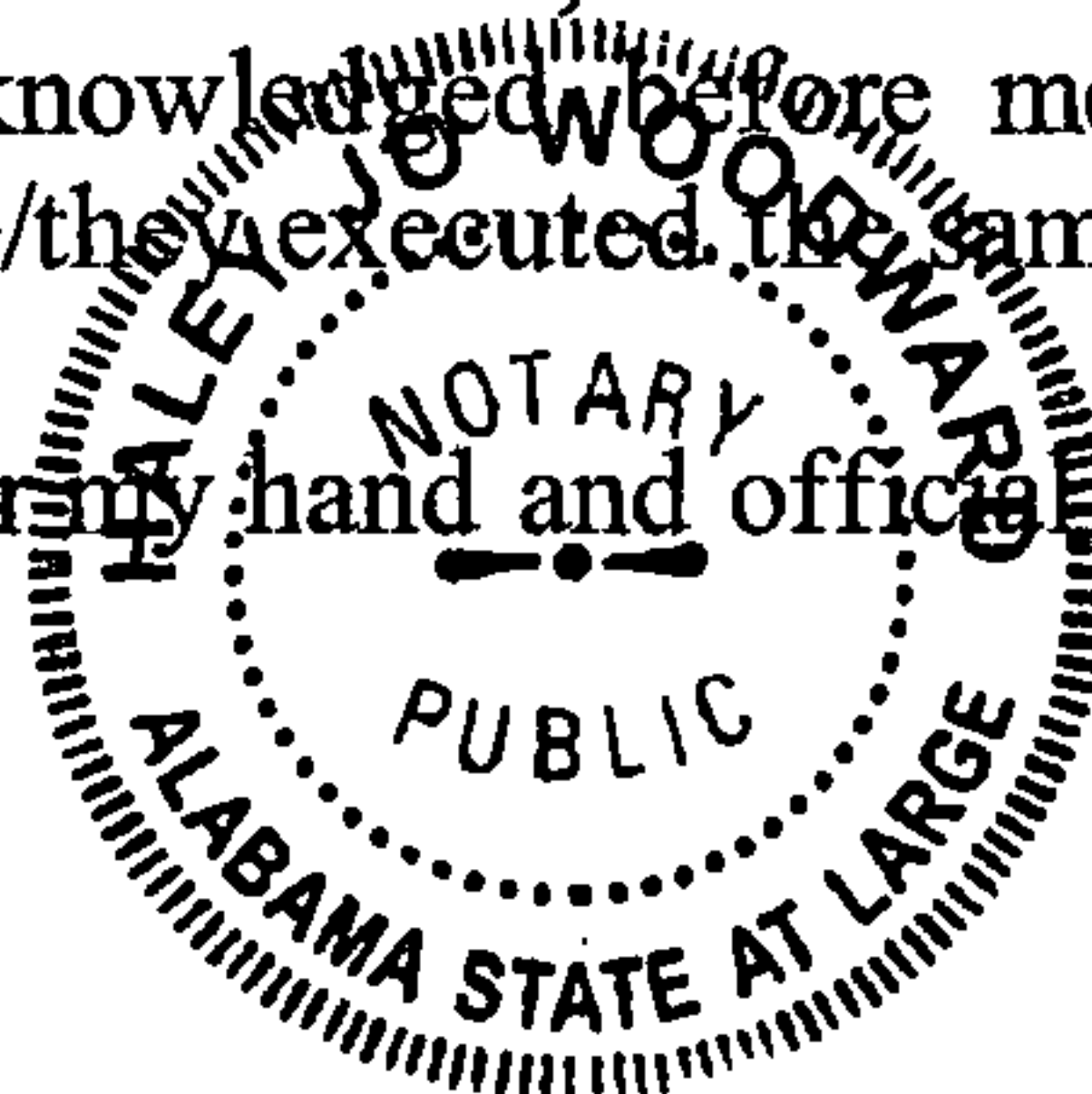
Robert Edward Patrick

Shelby County, AL 09/09/2025
State of Alabama
Deed Tax: \$44.50

STATE OF Alabama
COUNTY OF Mobile

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robert Edward Patrick**, 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 20 day of August, 2025.



Notary Public
My Commission Expires: 4/22/2026

Real Estate Sales Validation Form

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

Grantor's Name Robert Edward Patrick
Mailing Address 477 Jelks Rd
Wagarville, AL 36585

Grantee's Name Tiffany Marie McCarty
Mailing Address 6948 Hwy 71
Shelby AL 35143

Property Address 6948 Hwy 71
Shelby AL 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 88,070

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 1/2 44,035
 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



20250909000274700 2/2 \$69.50
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Grantor's name and mailing address - provide the name of the person or persons 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 Tiffany Marie McCarty

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one