

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

Curtis Abbott

P.O. Box 2254

Sylacauga Ala 35150

**QUITCLAIM DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Eight Thousand Four Hundred Forty Dollars and 00/100 (\$8440.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sheila Carter, a married woman, 1300 fm 2201 Santo, TX 36472 (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Curtis Abbott, PO Box 2254, Sylacauga AL 35150 (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**Property Address:** \_\_\_\_\_

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

The above described property constitutes no part of the homestead of the Grantor.

***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 29 day of January, 2012.

\_\_\_\_\_

Sheila Carter

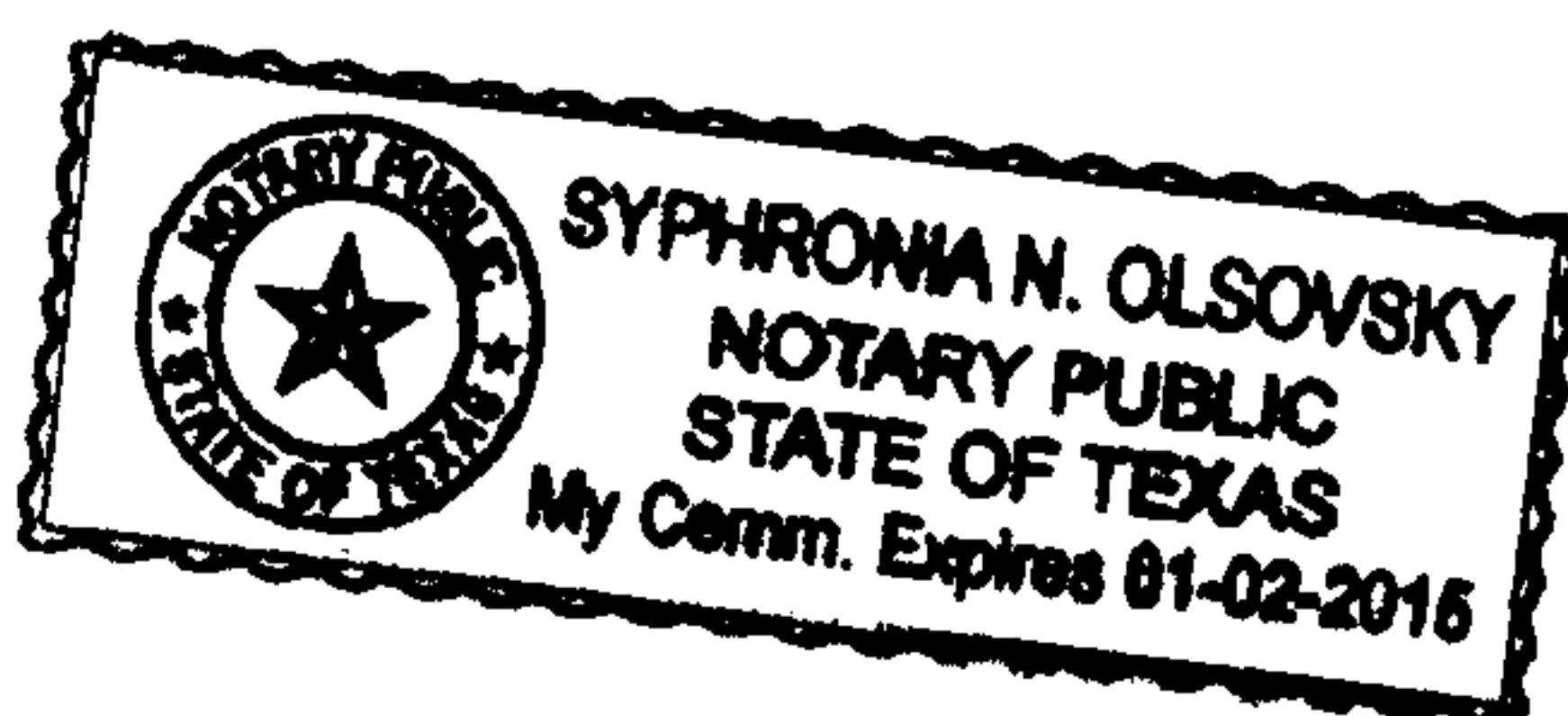
**STATE OF TEXAS)**  
**COUNTY OF Harris)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sheila Carter**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of January, 2012.

Syphronia N. Olsovsky  
Notary Public

My Commission Expires: 1-2-15



20130410000148350 1/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
04/10/2013 02:06:52 PM FILED/CERT

Shelby County, AL 04/10/2013  
State of Alabama  
Deed Tax: \$8.50

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; run thence West along the South line of the SW 1/4 of the NE 1/4 a distance of 25.2 feet to the West line of Brook's lot; thence South 5 degrees 10 minutes West along the West line of the Brook's lot, a distance of 20.52 feet to the SW corner of the Brook's lot; thence South 84 degrees 50 minutes East along the South line of the Brook's lot a distance of 90.30 feet to the point of beginning; thence continue South 84 degrees 50 minutes East along the South line of the Brook's lot a distance of 209.7 feet to the SE corner of the Brook's lot and the West margin of a County Road; thence South 14 degrees 52 minutes West along the West margin of a County Road, a distance of 206.2 feet; thence North 85 degrees 39 minutes West a distance of 202.2 feet; thence North 12 degrees 42 minutes East a distance of 207.8 feet to the point of beginning. Located in the NE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.



20130410000148350 2/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
04/10/2013 02:06:52 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Shelia Carter  
Mailing Address 1300 fm 2201  
Santo TX 36472

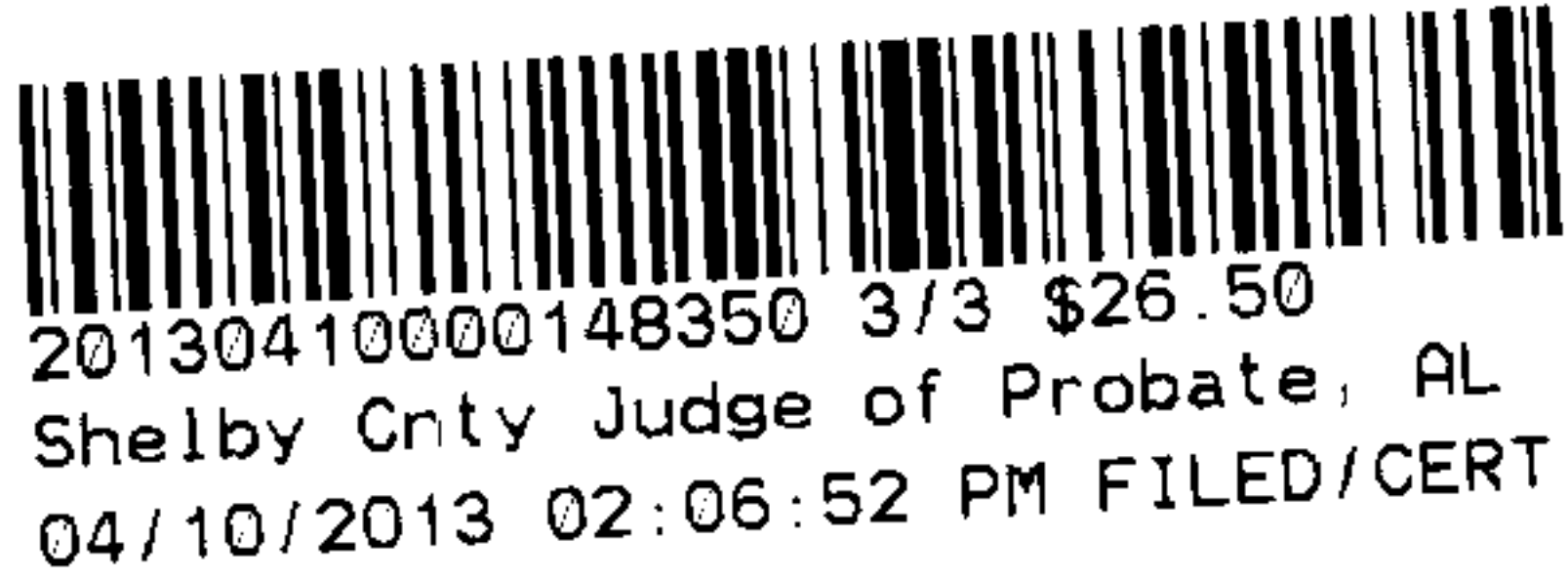
Grantee's Name Curtis Abbott  
Mailing Address PO Box 2254  
Sylacauga AL  
35150

Property Address Vacant Lot

Date of Sale 1-29-12  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 8440.00



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 (1/3) Tax Value

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 4-10-13

Print Mike T. Atchison

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)