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PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument prepared by:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

Send Notice To:

Kim Brassard
2740 Chickadee Drive
Monroe, Georgia 30655

QUIT CLAIM DEED



20130522000209770 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
05/22/2013 11:12:47 AM FILED/CERT

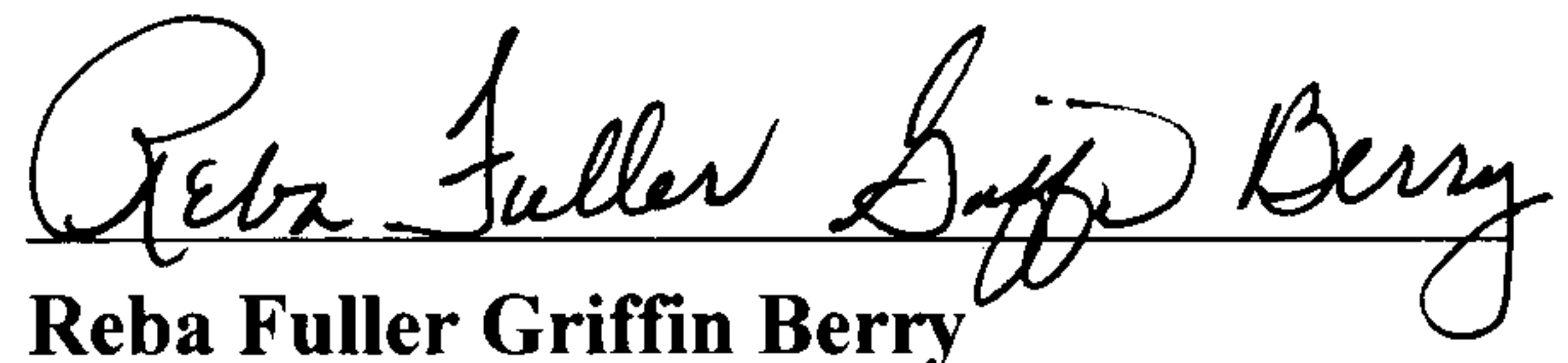
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 (**\$1.00**) dollar in hand received by **Reba Fuller Griffin Berry**, (hereinafter called Grantor) the receipt whereof is hereby acknowledged, the undersigned hereby releases, **quitclaims**, grants, sells and conveys to, **Kim Brassard** (hereinafter called Grantee), all of her right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD to said Grantee forever.


Given under my hand and seal, this 19 day of February, 2013.


Reba Fuller Griffin Berry

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for the County, in said State, hereby certify that **Reba Fuller Griffin Berry** 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 this deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of February, 2013.


Notary Public
My Commission Expires: 9-22-15



20130522000209770 2/4 \$22.00
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: EXHIBIT "A" :

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 24, Township 20 South, Range 2 West, being the same land described in a deed to Fredrick R. Griffin, recorded in Instrument 2001-53146, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at an axle, found, that bears N 85 degrees, 34 minutes, 55 seconds East, 39.12 feet from the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 24;

Thence North 87 degrees, 37 minutes, 37 seconds West a distance of 39.02 feet to a ½" rebar, set, with a cap stamped "S. Wheeler LS16165";

Thence North 00 degrees, 19 minutes, 01 seconds East a distance of 603.30 feet to a ½" rebar, set, with a cap stamped "S. Wheeler LS16165", AT THE POINT OF BEGINNING;

Thence North 00 degrees, 19 minutes, 01 seconds East a distance of 353.70 feet to a ½" rebar, set, with a cap stamped "S. Wheeler LS16165";

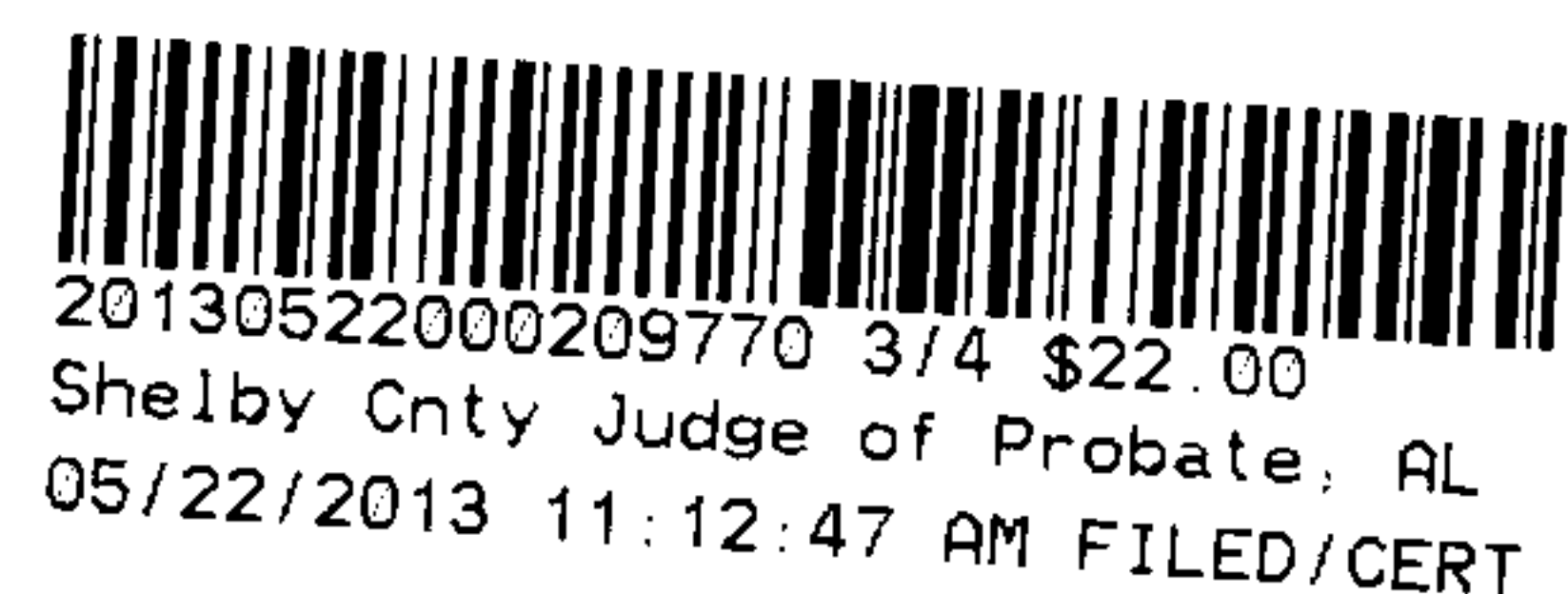
Thence North 89 degrees, 05 minutes, 00 seconds West a distance of 300.45 feet to a ½" rebar, set, with a cap stamped "S. Wheeler LS16165";

Thence South 00 degrees, 38 minutes, 53 seconds West a distance of 149.18 feet to a ½" rebar, set, with a cap stamped "S. Wheeler LS16165";

Thence South 00 degrees, 38 minutes, 19 seconds West a distance of 204.12 feet to a ½" rebar, set, with a cap stamped "S. Wheeler LS16165";

Thence South 89 degrees, 00 minutes, 38 seconds East a distance of 302.46 feet to the Point of Beginning. The herein parcel contains 2.446 acres of land.

*Also included is Easement "A" as shown on
Map of S. Wheeler dated 10-1-12*



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Reba Fuller Criffin
509 Goose Island Rd
Cropwell, Ala 35054

Grantee's Name
Mailing Address

Karin Brassard
2740 Chickadee Dr
Monroe, CA 30655

Property Address

N2 Sec 24 20th
Shelby County

Date of Sale

10 May 13

Total Purchase Price \$

120,000

Or

Actual Value \$

in state

Or

Assessors 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

Settlement of Estate

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date

5-10-13

Unattested

(verified by)

Print

Mike T. Atchison

Sign

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Atty

