

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South (205) 445-1619  
Pelham, AL 35124

Send Tax Notice to:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
\_\_\_\_\_

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Ralph S. McDanal and Terri F. McDanal, husband and wife**, the “Grantors” herein, in hand paid by **Metro Investments, LLC**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

SEE ATTACHED “EXHIBIT A” FOR LEGAL DESCRPTION

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said Metro Investments, LLC, and Grantee’s heirs and assigns forever.

Given under my hand and seal this 4th day of December, 2015.

20151204000413830 1/3 \$101.00  
Shelby Cnty Judge of Probate, AL  
12/04/2015 09:23:44 AM FILED/CERT

Shelby County, AL 12/04/2015  
State of Alabama  
Deed Tax:\$81.00

R S McDanal  
Ralph S. McDanal

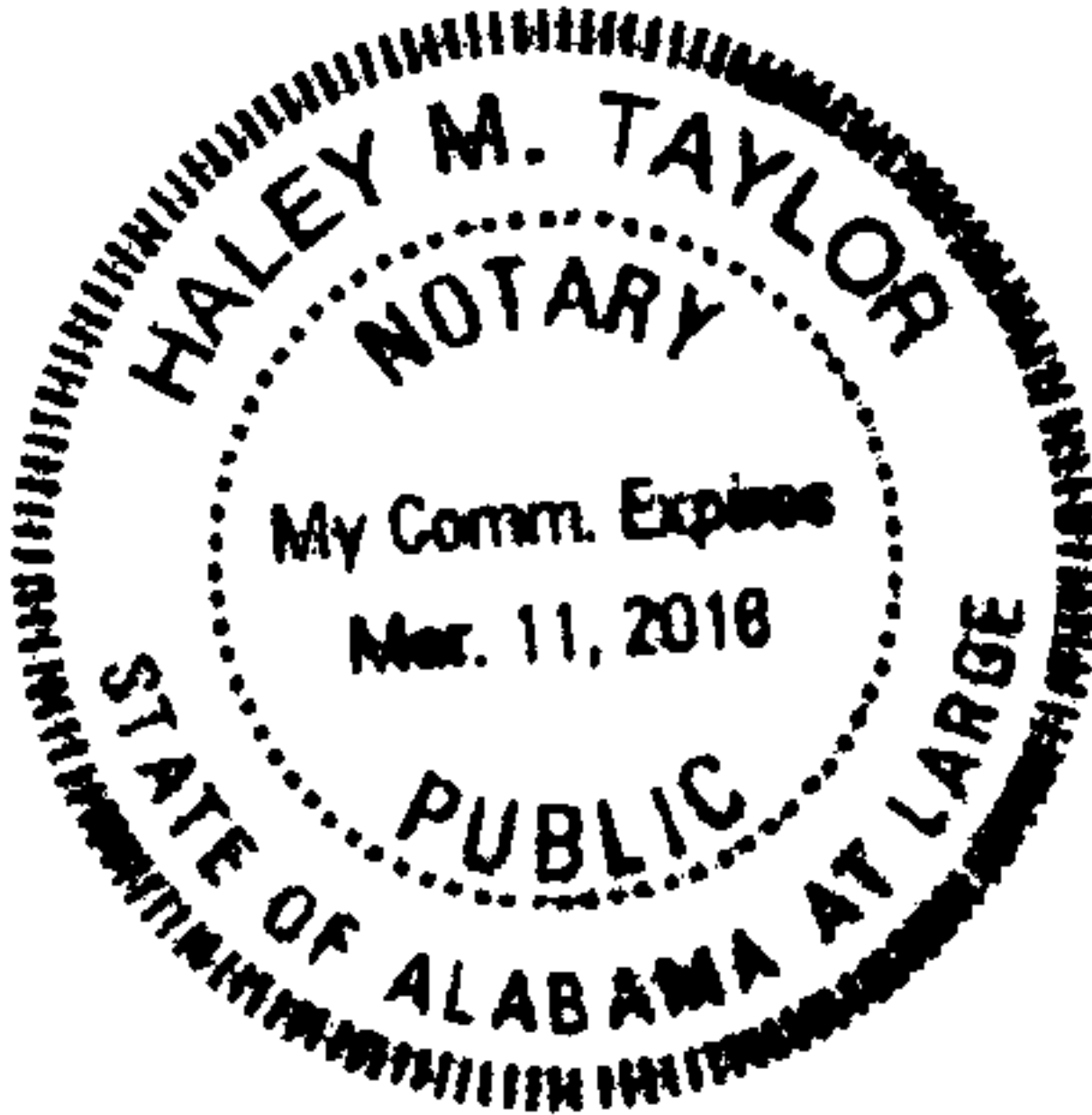
Terri F McDanal  
Terri F. McDanal

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ralph S. McDanal and Terri F. McDanal, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

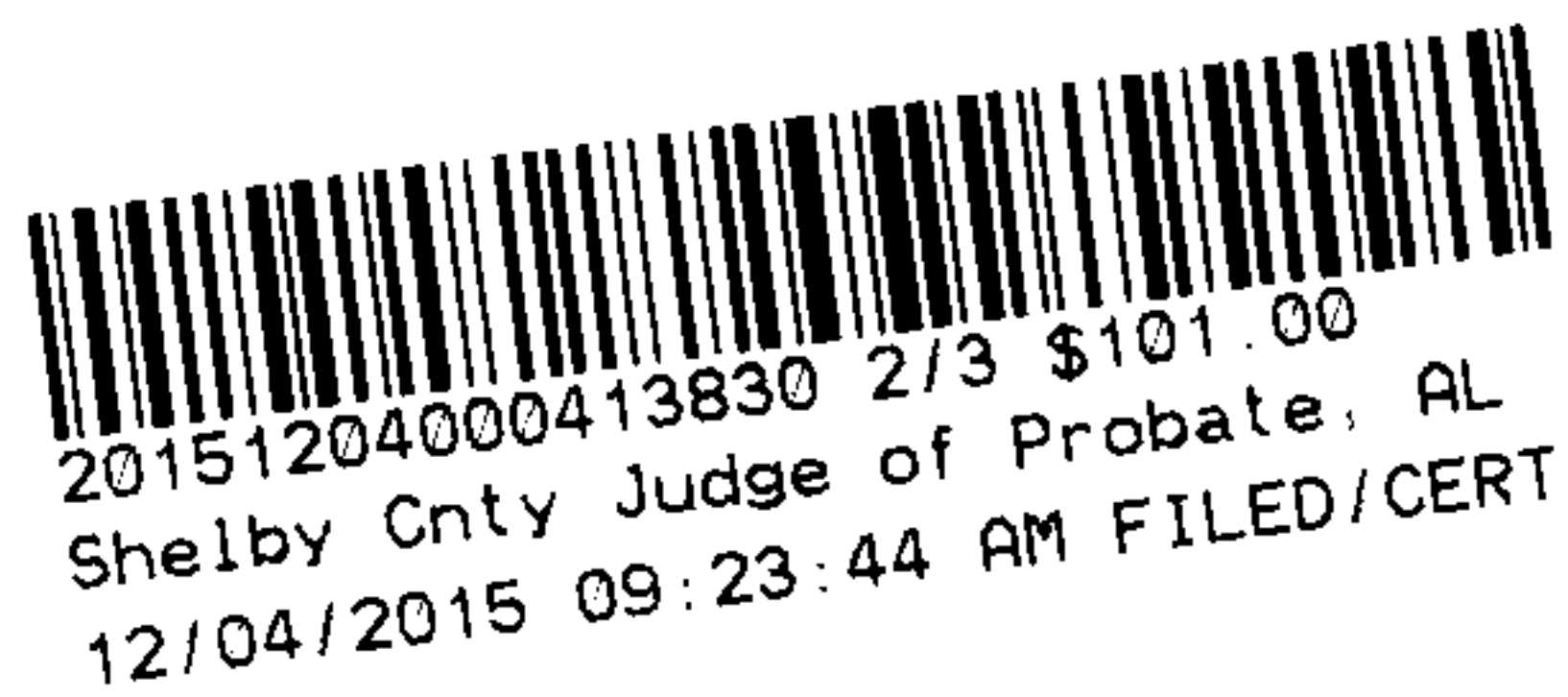
Given under my hand and official seal on the 4th day of **December**, 2015.

Hailey M. Taylor  
Notary Public  
Commission Expires:



# EXHIBIT "A"

Unit "C", Building 8, Phase II of Chandalar Townhouses as recorded in Map Book 7, Page 166, located in the Southwest quarter of the Southeast quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said quarter-quarter Section; thence in a Northerly direction along the East line of said quarter-quarter Section a distance of 670.76 feet; thence 90 degrees left in a Westerly direction a distance of 170.00 feet to a point on the Westerly right of way line of Chandalar; thence 90 degrees right in a Northerly direction along said right of way line, a distance of 82.0 feet; thence 90 degrees left, in a Westerly direction, a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", being the point of beginning; thence continue along last described course along the center line of a wood fence, party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C", and "D"; thence 90 degrees left, in a Southerly direction along the West outer face of said wood fence, a distance of 13.1 feet to a point on the Northeast corner of a storage building; thence 90 degrees right, in a Westerly direction along the North outer face of said storage building, a distance of 4.1 feet to a point on the Northwest corner of said storage building; thence 90 degrees left, in a Southerly direction along the West outer face of said storage building, a distance of 6.0 feet to a point on the Southwest corner of said storage building; thence 90 degrees left, in an Easterly direction along the South outer face of said storage building, the center line of a wood fence, party wall and another wood fence all common to Units "B" and "C", a distance of 71.8 feet to a point on the East outer face of the wood fence that extends across the fronts of Units "A", "B", "C", and "D"; thence 90 degrees left, in a Northerly direction along the East outer face of said wood fence across the front of Unit "C", a distance of 19.1 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.





# Real Estate Sales Validation Form

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

Grantor's Name Ralph McDanal  
Mailing Address 251 Country Hills Rd  
Montevallo 35115

Grantee's Name Metro LLC  
Mailing Address 12010 Hwy 17  
Montevallo 35115

Property Address 1961 Chandalar Ct.  
Peiham 35124

Date of Sale 12/4/15  
Total Purchase Price \$



20151204000413830 3/3 \$101.00  
Shelby Cnty Judge of Probate, AL  
12/04/2015 09:23:44 AM FILED/CERT

or  
Actual Value \$

or  
Assessor's Market Value \$ 80,700

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 Ralph S. McDanal

☒ Unattested

Karen Madsen  
(verified by)

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