

20161102000402370
11/02/2016 11:56:10 AM
QCDEED 1/4

AFTER RECORDING RETURN TO:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE #200
ROCKVILLE, MD 20855
File No. VOLGAS *150905*

MAIL TAX STATEMENTS TO:
SUSAN K. VOLGAS
5955 SPRING CREEK ROAD
MONTEVALLO AL 35115

This document prepared by:
GEORGE VAUGHN, ESQ. ✓
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Parcel ID No.: 28-3-06-0-001-012.002

Exempt

QUIT CLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this *27th* day of *September*, 20 *16*, by and between SUSAN K. VOLGAS, A SINGLE PERSON AND DAVID VOLGAS, A MARRIED PERSON, JOINED IN EXECUTION BY HIS SPOUSE, KAREN VOLGAS, a mailing address of 5955 SPRING CREEK ROAD, MONTEVALLO, AL 35115, hereinafter referred to as Grantor(s) and SUSAN K. VOLGAS, A SINGLE PERSON, a mailing address of 5955 SPRING CREEK ROAD, MONTEVALLO AL 35115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 5955 SPRING CREEK ROAD, MONTEVALLO, AL 35115

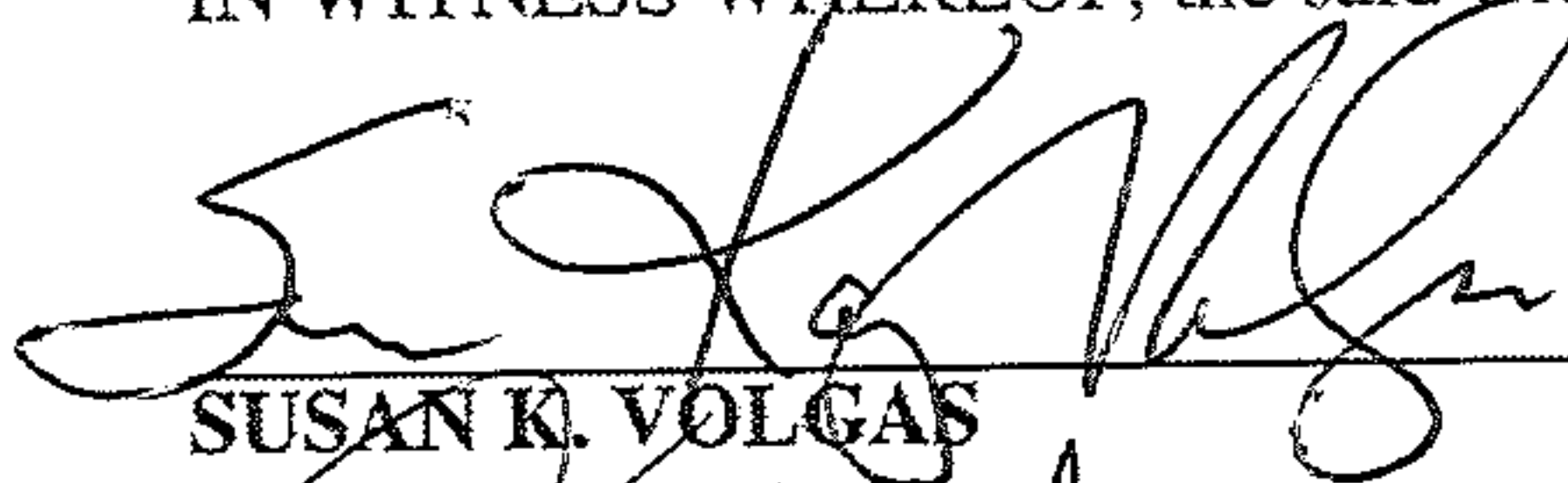
Subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

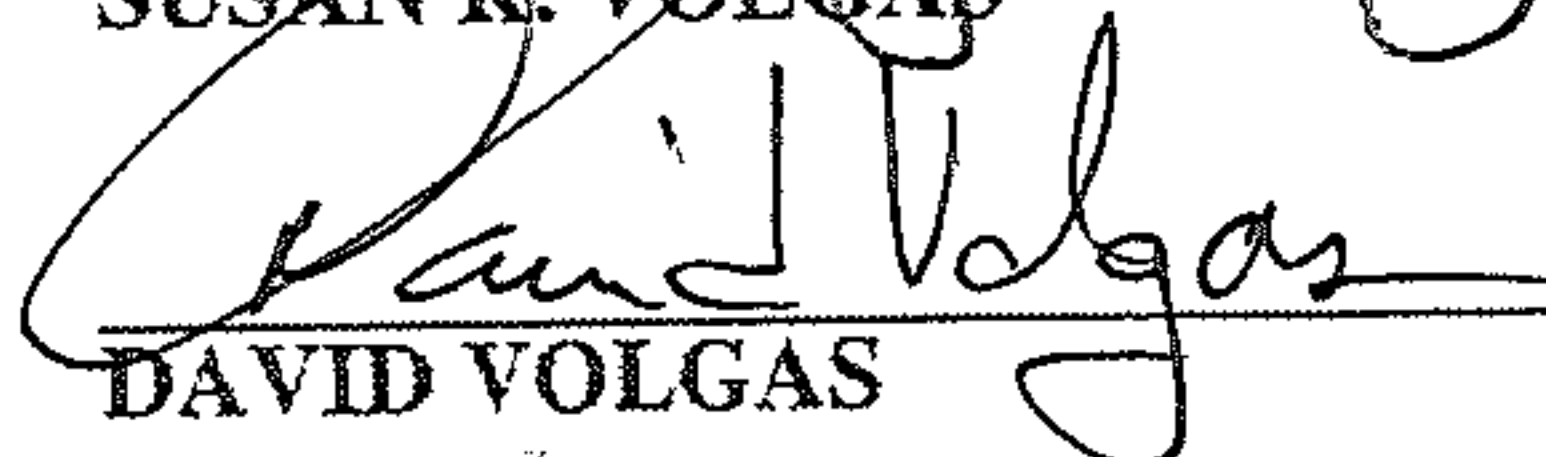
Being the same property as transferred by Warranty Deed on 02/22/2013 and recorded 03/21/2013 from SUSAN K. VOLGAS, AN UNMARRIED WOMAN to SUSAN K. VOLGAS and DAVID VOLGAS, recorded in Document Number 20130321000118510.


150905

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


SUSAN K. VOLGAS

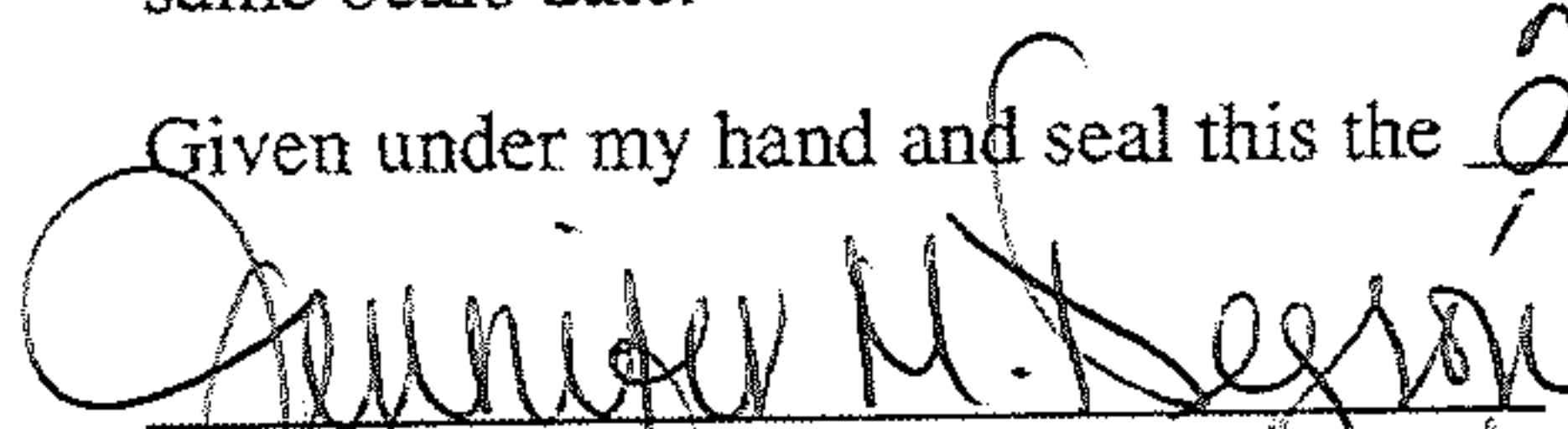

DAVID VOLGAS


KAREN VOLGAS

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that SUSAN K. VOLGAS, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

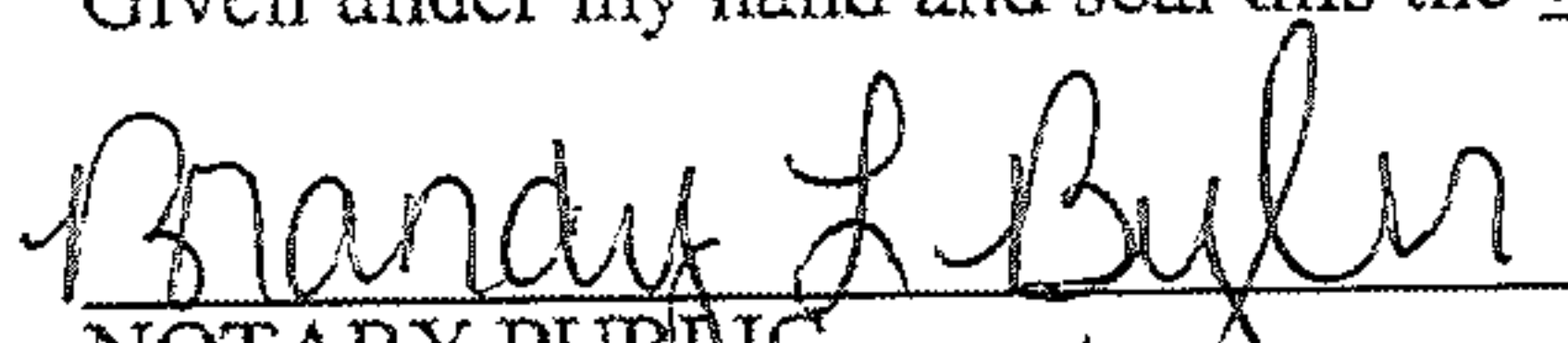
Given under my hand and seal this the 27th day of Sept., 2016

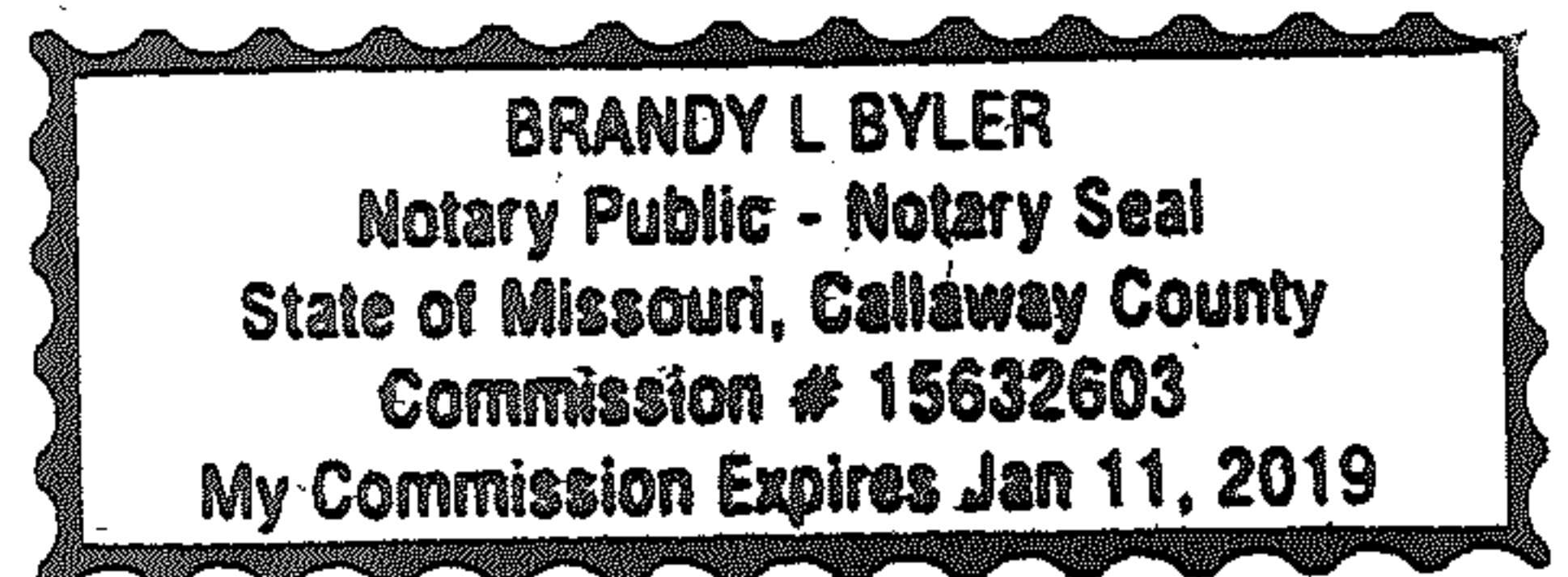

NOTARY PUBLIC
My commission expires: 08/30/2019

STATE OF Missouri
COUNTY OF Callaway

I, the undersigned, a Notary Public in and for said county and state, hereby certify that DAVID VOLGAS AND KAREN VOLGAS, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22nd day of September 2016


NOTARY PUBLIC
My commission expires: JAN 11, 2019



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THESE 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SAID SECTION 6; THENCE NORTH 86 DEG, 14 MIN. 01 SEC. WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 350.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 583.33 FEET; THENCE LEAVING SAID 1/4-1/4 SECTION SOUTH 4 DEG. 36 MIN, 29 SEC. WEST A DISTANCE OF 507.24 FEET; THENCE SOUTH 3 DEG. 42 MIN. 46 SEC. WEST A DISTANCE OF 74.40 FEET; THENCE SOUTH 3 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 54.06 FEET; THENCE SOUTH 11 DEG. 55 MIN. 11 SEC. WEST A DISTANCE OF 292.58 FEET; THENCE SOUTH 54 DEG. 50 MIN. 02 SEC. EAST A DISTANCE OF 278.80 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #12 (80 FOOT RIGHT OF WAY); THENCE NORTH 47 DEG. 45 MIN. 28 SEC. EAST A DISTANCE OF 835.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 10 DEG. 11 MIN. 18 SEC. AND SUBTENDED BY A CHORD WHICH BEARS NORTH 42 DEG. 18 MIN. 48 SEC, EAST A DISTANCE OF 134.97 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 135.14 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 59 DEG. 05 IN. 38 SEC. WEST A DISTANCE OF 340.14 FEET; THENCE NORTH 12 DEG. 35 MIN. 28 SEC. EAST A DISTANCE OF 211.01 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL ID: 28-3-06-0-001-012.002

PROPERTY COMMONLY KNOWN AS: 5955 SPRING CREEK ROAD, MONTEVALLO, AL 35115

20161102000402370 11/02/2016 11:56:10 AM QCDEED 4/4
Real Estate Sales Validation Form

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

Grantor's Name SUSAN & DAVID VOLGAS Grantee's Name SUSAN VOLGAS
Mailing Address 5955 SPRING CREEK RD Mailing Address 5955 SPRING CREEK RD
MONTVALLO MONTVALLO AL
AL 35115 35115

Property Address 5955 SPRING CREEK RD Date of Sale 9-27-2016
MONTVALLO Total Purchase Price \$ EXEMPT
AL 35115 or
Actual Value \$ EXEMPT
or
Assessor's Market Value \$ 388,940

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 ☐ Appraisal
☐ Sales Contract ☒ Other EXEMPT FROM TRANSFER
☒ Closing Statement "GIVEN TO PERFECT TITLE"

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 10/26/2016

Print TERI GIBBONS Agent

☐ Unattested

Sign TERI GIBBONS agent

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2016 11:56:10 AM
\$25.00 CHERRY
20161102000402370

[Signature]

Form RT-1