

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
MARGARET M. CASEY, ATTORNEY AT LAW  
2163 HIGHWAY 31 SOUTH, SUITE 102  
BIRMINGHAM, ALABAMA 35236

SEND TAX NOTICE TO:  
TODD H. DESTAFINO  
3911 WESTOVER ROAD  
STERRETT, ALABAMA 35147

### QUIT CLAIM DEED



20170808000286310 1/3 \$73.00  
Shelby Cnty Judge of Probate, AL  
08/08/2017 11:54:48 AM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and IN COMPLIANCE WITH A FINAL JUDGMENT OF DIVORCE RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY DOMESTIC RELATIONS DIVISION, BEARING CIVIL ACTION NUMBER: DR-2016-900036.00, to AUDERIA H. DESTAFINO, an unmarried woman, in hand paid by TODD H. DESTAFINO, an unmarried man, the receipt whereof is hereby acknowledged I, AUDERIA H. DESTAFINO, do remise, release, quit claim and convey to the said TODD H. DESTAFINO all my right, title, interest, and claim in or to the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit A attached hereto

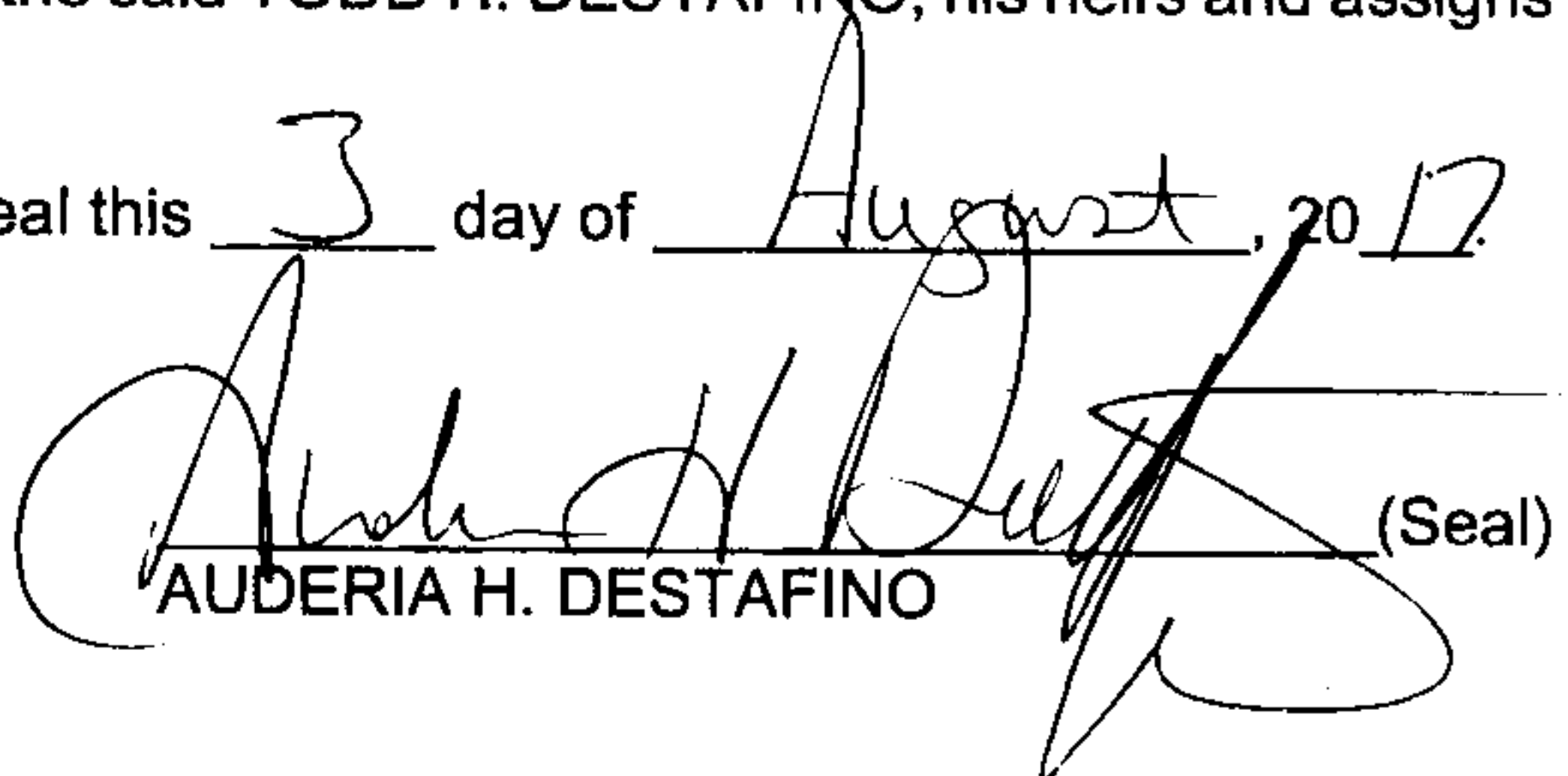
Subject to existing easements, restrictions and rights of way of record.

**THIS DEED IS PURSUANT TO THE ORDER ENTERED BY THE COURT ON OR ABOUT JULY 25, 2017 IN THE CIRCUIT COURT OF SHELBY COUNTY DOMESTIC RELATIONS DIVISION, BEARING CIVIL ACTION NUMBER: DR-2016-900036.01.**

**AUDERIA H. DESTAFINO and AUDERIA H. WALDROUP is one and the same person.**

TO HAVE AND TO HOLD to the said TODD H. DESTAFINO, his heirs and assigns forever.

Given under my hand and seal this 3 day of August, 2017.

  
AUDERIA H. DESTAFINO (Seal)

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that AUDERIA H. DESTAFINO, 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, this the 3 day of Aug, 2017.

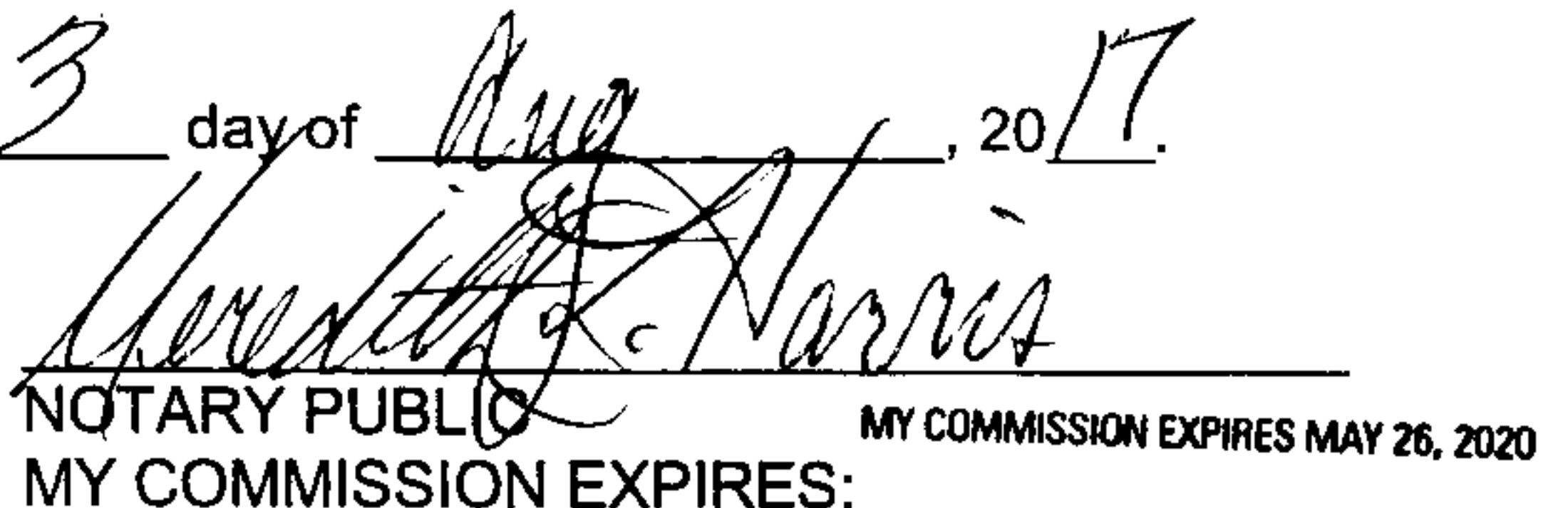
  
NOTARY PUBLIC MY COMMISSION EXPIRES MAY 26, 2020  
MY COMMISSION EXPIRES: \_\_\_\_\_

EXHIBIT "A"



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Legal Description:

PARCEL ONE:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID QUARTER QUARTER 58.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED, THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 171.10 FEET TO A POINT; THENCE TURN AN ANGLE OF 50 DEGREES 43 MINUTES 41 SECONDS TO THE RIGHT AND RUN NORTHWESTERLY 40.31 FEET TO A POINT; THENCE TURN AN ANGLE OF 58 DEGREES 56 MINUTES 07 SECONDS TO THE RIGHT AND RUN NORTHEASTERLY 80.79 FEET TO A POINT; THENCE TURN AN ANGLE OF 104 DEGREES 19 MINUTES 50 SECONDS TO THE RIGHT AND RUN SOUTHEASTERLY 156.11 FEET TO A POINT; THENCE TURN AN ANGLE OF 33 DEGREES 59 MINUTES 38 SECONDS TO THE LEFT AND RUN EASTERLY 35.96 FEET TO A POINT IN A CURVE ON THE WEST RIGHT OF WAY LINE OF GRIMES ROAD; THENCE TURN AN ANGLE OF 80 DEGREES 05 MINUTES 51 SECONDS RIGHT TO TANGENT AND RUN SOUTHERLY ALONG A HIGHWAY CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 3 DEGREES 09 MINUTES 26 SECONDS AND A RADIUS OF 370.34 FEET) AN ARC DISTANCE OF 20.41 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

COMMENCE AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID 1/4-1/4 A DISTANCE OF 58.41 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GRIMES ROAD; THENCE TURN AN ANGLE OF 76 DEGREES 59 MINUTES 25 SECONDS RIGHT TO TANGENT AND RUN NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID GRIMES ROAD ALONG A HIGHWAY CURVE TO THE RIGHT (HAVING A CENTRAL ANGLE OF 3 DEGREES 09 MINUTES 26 SECONDS AND A RADIUS OF 370.34 FEET) AN ARC DISTANCE OF 20.41 FEET TO THE POINT OF BEGINNING OF PARCEL TWO; THENCE TURN AN ANGLE OF 80 DEGREES 05 MINUTES 51 SECONDS LEFT FROM TANGENT AND RUN WESTERLY A DISTANCE OF 35.96 FEET TO A POINT; THENCE TURN AN ANGLE OF 33 DEGREES 59 MINUTES 38 SECONDS RIGHT AND RUN NORTHWESTERLY 156.11 FEET TO A POINT; THENCE TURN AN ANGLE OF 133 DEGREES 34 MINUTES 04 SECONDS TO THE RIGHT AND RUN EASTERLY A DISTANCE OF 165.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GRIMES ROAD; THENCE TURN AN ANGLE OF 111 DEGREES 49 MINUTES 50 SECONDS RIGHT TO TANGENT AND RUN SOUTHERLY ALONG A HIGHWAY CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 13 DEGREES 32 MINUTES 54 SECONDS AND A RADIUS OF 239.37 FEET) AN ARC DISTANCE OF 56.60 FEET TO THE P.T.; THENCE CONTINUE ALONG SAID TANGENT A DISTANCE OF 30.0 FEET TO THE P.C. OF A HIGHWAY CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 5 DEGREES 41 MINUTES 46 SECONDS AND A RADIUS OF 370.34 FEET) AN ARC DISTANCE OF 36.82 FEET TO THE POINT OF BEGINNING.

Grantor's Name:  
AUDERIA H. DESTAFINO

Mailing Address:  
4200 4TH AVENUE SOUTH  
BIRMINGHAM, ALABAMA 35222

Property Address:  
396 HIGHWAY 337  
CHELSEA, ALABAMA 35043

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statements

Grantee's name:  
TODD H. DESTAFINO

Mailing Address:  
3911 WESTOVER ROAD  
STERRETT, ALABAMA 35147

Date of Sale: \_\_\_\_\_  
Total Purchase Price: \$  
or  
Actual Value  
or  
Assessor's Market Value: \$103,680.00  
1/2 value of \$51,840.00 due to divorce

☐ Front of Foreclosure Deed  
☐ Appraisal  
☒ Other Tax Assessor



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