

STATE OF ALABAMA)
SHELBY COUNTY) Quitclaim Deed

Know all men by these presents, that in consideration of TEN AND NO/100 DOLLARS (10.00) to the undersigned Grantors paid by the Grantees herein, the receipt whereof is hereby acknowledged, Wayne J. Scotch, Jr. and Stefani K. Scotch (Grantors), do grant, convey and quitclaim unto James S. Clemmer, Jr. and Patricia S. Clemmer (Grantees) all of their right, title and interest in and to the following described real estate situated in Shelby County, Alabama:

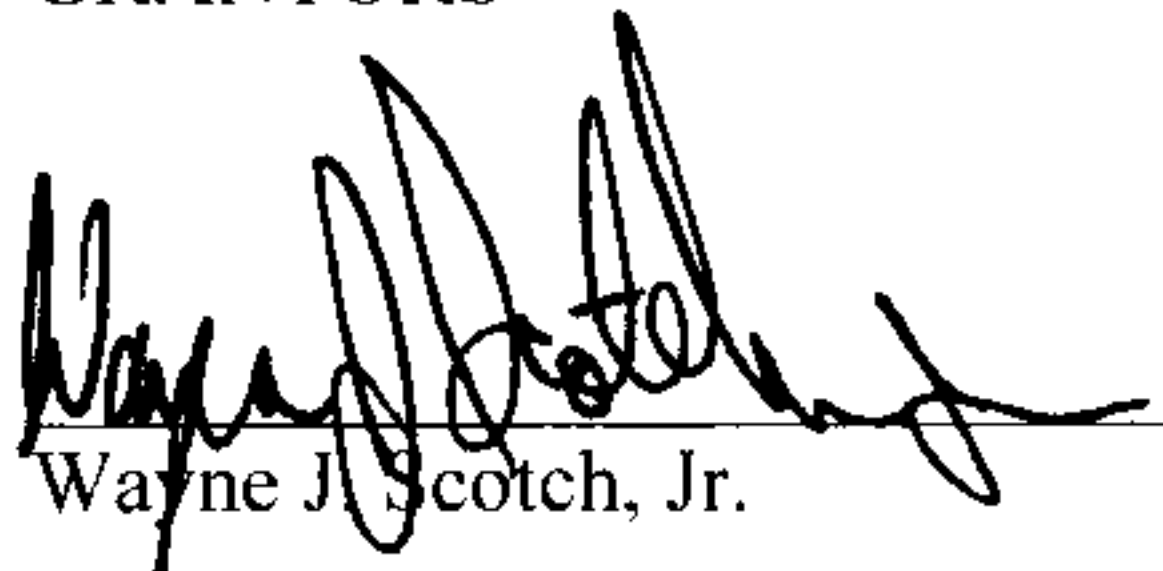
See attached Exhibit A

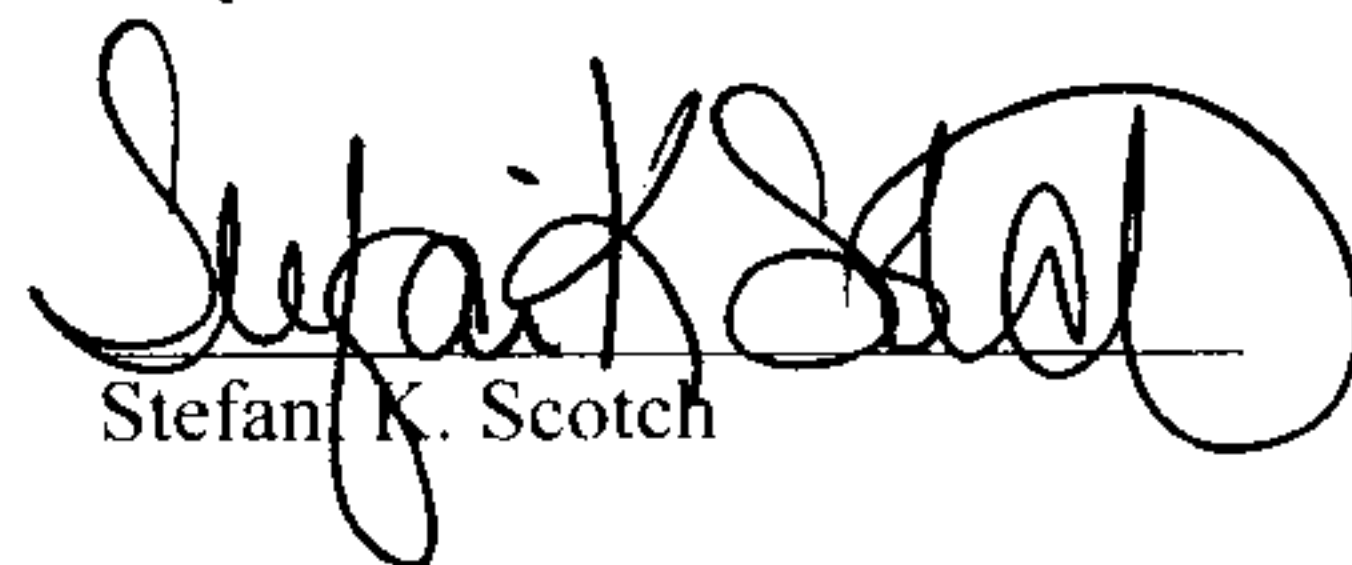
This quitclaim deed memorializes the partition of said property effected by the Order of Judge Corey Moore dated December 14, 2017 in Case Number CV-2016-900802 in the Circuit Court of Shelby County, Alabama.

To have and to hold unto the Grantees, their heirs and assigns forever.


In witness whereof, I have hereunto set my hand and seal this the 27th day of December, 2017.

GRANTORS


Wayne J. Scotch, Jr.


Stefani K. Scotch

Shelby County, AL 12/27/2017
State of Alabama
Deed Tax: \$60.00



20171227000461020 1/4 \$84.00
Shelby Cnty Judge of Probate, AL
12/27/2017 04:08:45 PM FILED/CERT

POOR QUALITY

EXHIBIT A

A parcel of land situated in the Northeast quarter of the Northeast quarter of Section 3, Township 19 South, Range 2 West in Shelby County, Alabama being more particularly described as follows:

Begin at a found 3" capped pipe marking the Northeast corner of said quarter-quarter section; thence run South 00 Degrees 48 minutes 12 seconds East along the East line of said quarter-quarter for a distance of 412.50 feet to a set capped rebar stamped CA-560-LS; thence leaving said quarter-quarter line run South 89 Degrees 07 minutes 35 seconds West for a distance of 259.02 feet to a point on the Easterly Southeastern top of bank of the Cahaba River, said point lying South 88 degrees 07 minutes 35 seconds West for a distance of 20.00 feet from a set capped rebar stamped CA-560-LS for line, thence with the following calls along the top of bank of said Cahaba River: run North 16 Degrees 47 minutes 13 seconds West for a distance of 50.83 feet to a point; thence run North 23 Degrees 12 minutes 16 seconds West for a distance of 80.30 feet to a point; thence run North 07 Degrees 47 minutes 44 seconds West for a distance of 69.79 feet to a point; thence run North 08 Degrees 09 minutes 36 seconds West for a distance of 73.32 feet to a point; thence run North 11 Degrees 51 minutes 33 seconds West for a distance of 59.80 feet to a point; thence run North 07 Degrees 24 minutes 42 seconds West for a distance of 62.28 feet to a point; thence run North 16 Degrees 50 minutes 30 seconds West for a distance of 43.76 feet to a point on the North line of said quarter-quarter section, said point lying North 88 degrees 23 minutes 10 seconds West from a set capped rebar stamped CA-560-LS for line, thence leaving said top of bank run South 88 Degrees 23 minutes 10 seconds East along said North line for a distance of 352.51 feet to the Point of Beginning. Said parcel contains 130,680 square feet or 3.00 acres more or less.


20171227000461020 2/4 \$84.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
)
COUNTY OF ~~JEFFERSON~~)
 Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wayne J. Scotch, Jr. and Stefani Scotch, 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 foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of Dec, 2017.

Jessica L. Holland


Notary Public MCE 4/22/18

This Instrument Prepared By:

Michael B. Odom
Rumberger, Kirk & Caldwell
2001 Park Place North, Suite 1300
Birmingham, Alabama 35203

Send Tax Notice To:

James S. Clemmer, Jr.
Patricia S. Clemmer
129 Willow Branch Lane
Chelsea, AL 35043


20171227000461020 3/4 \$84.00
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Real Estate Sales Validation Form

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

Grantor's Name Wayne B Scott Jr & Stefani K. Scott
Mailing Address 997 Willow Branch Trail
Chesley AL 35043

Grantee's Name Patricia S. Clemon Jr. & Clemon
Mailing Address _____

Property Address N/A

Date of Sale 12-27-17

Total Purchase Price \$ See exhibit A 60,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ 60,000

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 Deed

☐ Closing Statement

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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).

Witness _____

Print Wayne Scott Jr / Stefani Scott

Unattested

(verified by)

Sign [Signature] [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171227000461020 4/4 \$84.00
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