

THIS INSTRUMENT PREPARED BY:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, Alabama 35243

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
1751 Highway 463
Vincent, AL 35178

STATE OF ALABAMA)
SHELBY COUNTY) QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTOR, **Nathan J. Adams**, a unmarried individual, (hereinafter referred to as GRANTOR), whose address is 1336 Highway 440, Chelsea, AL 35043, hereby releases, quit claims, grants, sells and conveys unto the GRANTEE, **Darla M. Adams**, whose address is 1751 Highway 463, Vincent, AL 35178 (hereinafter referred to as GRANTEES), all of his right, title, interest and claim in or to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

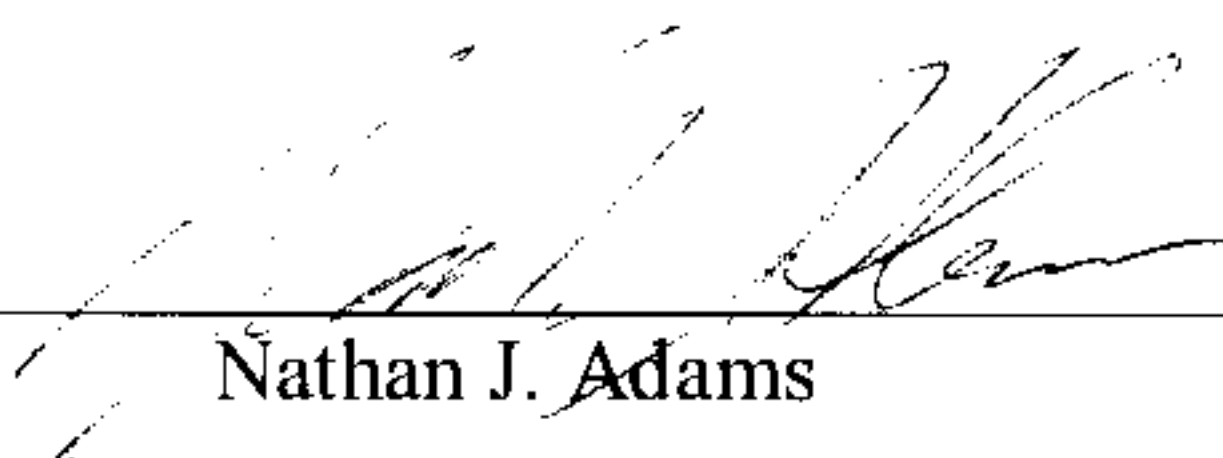
SEE ATTACHED EXHIBIT "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

This deed is being executed in accordance with Divorce Decree, Case No. DR-2017-900131.00, Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

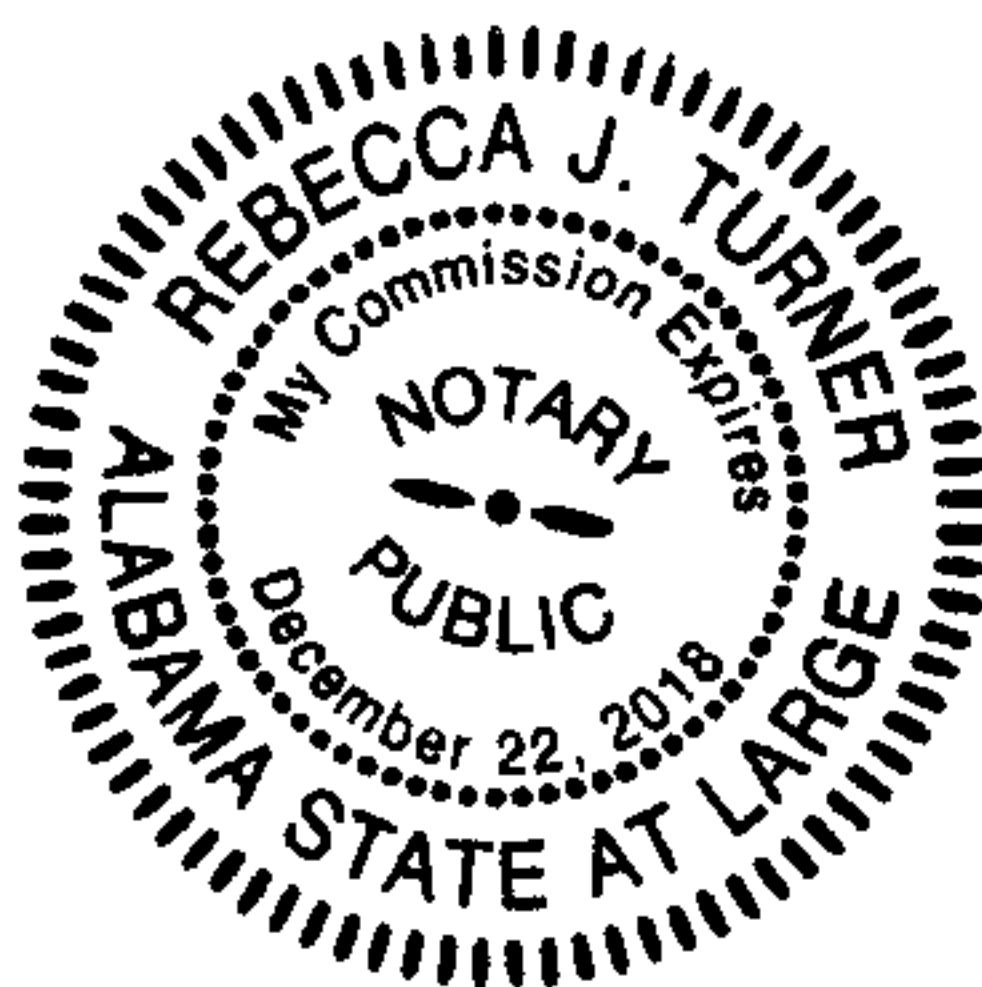
IN WITNESS WHEREOF, said GRANTOR, **Nathan J. Adams**, has hereunto set his hand and seal this the 31st day of October, 2018.

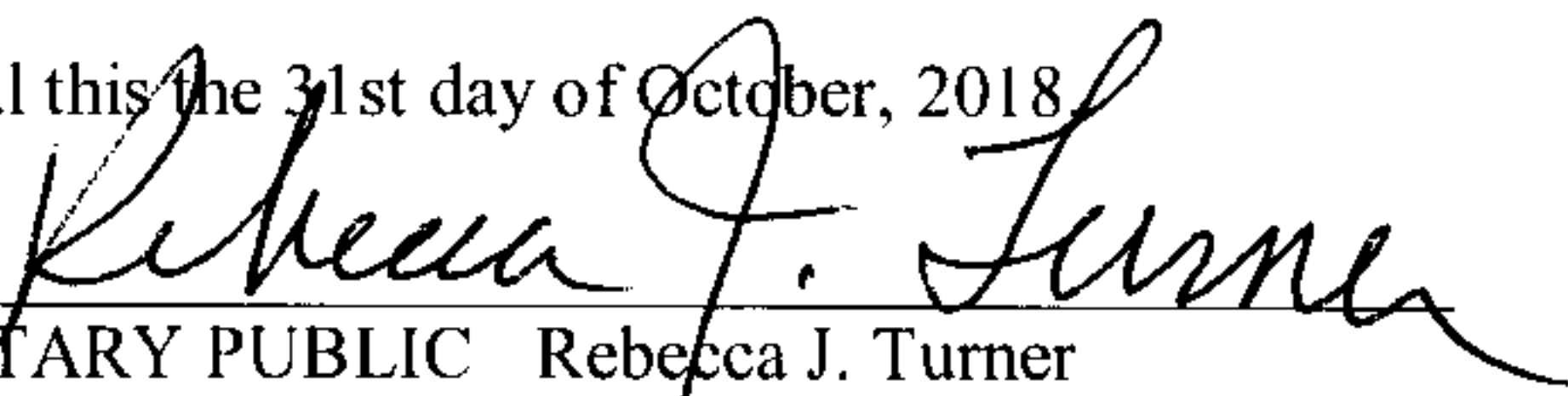

Nathan J. Adams

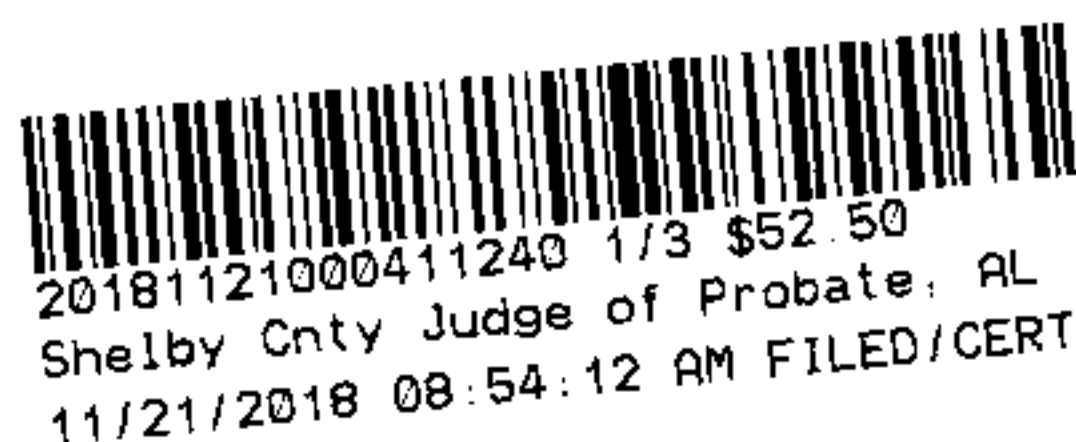
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Nathan J. Adams, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of October, 2018




NOTARY PUBLIC Rebecca J. Turner
My Commission Expires: 12/22/2018



Shelby County, AL 11/21/2018
State of Alabama
Deed Tax: \$31.50

EXHIBIT A
LEGAL DESCRIPTION

Commencing at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 2 East Shelby County, Alabama, for the POINT OF BEGINNING of the property herein described; thence South 89 degrees 31 minutes 00 seconds East, a distance of 659.80 feet; thence South 0 degrees 55 minutes 12 seconds West, a distance of 376.59 feet; thence North 89 degrees 30 minutes 59 seconds West, a distance of 227.35 feet; thence North 0 degrees 29 minutes 00 seconds East, a distance of 245.16 feet; thence North 89 degrees 31 minutes 00 seconds West, a distance of 295.16 feet; thence South 0 degrees 29 minutes 00 seconds West, a distance of 295.16 feet; thence South 89 degrees 31 minutes 00 seconds East, a distance of 522.13 feet; thence South 0 degrees 55 minutes 12 seconds West, a distance of 233.63 feet; thence North 89 degrees 31 minutes 00 seconds West, a distance of 329.34 feet; thence South 0 degrees 55 minutes 12 seconds West, a distance of 656.81 feet; thence South 89 degrees 41 minutes 33 seconds West, a distance of 330.53 feet; thence North 0 degrees 55 minutes 12 seconds East, a distance of 1321.59 feet to the POINT OF BEGINNING; said described tract containing 12.74 acres, more or less.

Commencing at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 2 East Shelby County, Alabama, for the POINT OF BEGINNING of the property herein described; thence South 89 degrees 31 minutes 00 seconds East, a distance of 659.80 feet; thence South 0 degrees 55 minutes 12 seconds West, a distance of 376.59 feet to the POINT OF BEGINNING; thence North 89 degrees 30 minutes 59 seconds West, a distance of 227.35 feet; thence North 0 degrees 29 minutes 00 seconds East, a distance of 245.16 feet; thence North 89 degrees 31 minutes 00 seconds West, a distance of 295.16 feet; thence South 0 degrees 29 minutes 00 seconds West, a distance of 295.16 feet; thence South 89 degrees 31 minutes 00 seconds East, a distance of 522.13 feet; thence North 0 degrees 55 minutes 12 seconds East, a distance of 50.00 feet to the POINT OF BEGINNING; said described tract containing 2.26 acres, more or less.



20181121000411240 2/3 \$52.50
Shelby Cnty Judge of Probate, AL
11/21/2018 08:54:12 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Nathan J. Adams
Mailing Address 1336 Highway 440
Chelsea, AL 35043

Grantee's Name Darla M. Adams
Mailing Address 1751 Hwy 463
Vincent AL 35178

Property Address 1759 Highway 463
Vincent, AL 35178

Date of Sale 10/31/2018
Total Purchase Price \$
or \$
Actual Value \$
or
Assessor's Market Value \$ 62,950. (2 prcts) 1/2 31,475.

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Tax Office

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 Settlement Date 11/21/18

Print Darla Adams

☒ Unattested

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



20181121000411240 3/3 \$52.50
Shelby Cnty Judge of Probate, AL
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