Recording Requested by: BRITTANY MICHELLE RODGERS

When Recorded Mail To:

Name: BRITTANY MICHELLE RODGERS

Mailing Address: 1735 Southpointe Dr.,

City: Hoover State: AL Zip Code: 35244

Above Space For Recorders Use

Source of Title: Instr #20170810000290290

QUITCLAIM DEED

GRANTOR:

WILLIAM KRISTOPHER RODGERS; 1735 Southpointe Dr., Birmingham, AL 35244

GRANTEE:

Shelby County, AL 11/30/2018 State of Alabama Deed Tax:\$451.50

BRITTANY MICHELLE RODGERS

Property Legal Description:

SEE EXHIBIT A, attached hereto, all said real property located in Shelby County, Alabama

For valuable consideration, Grantor:

Conveys to Grantee all right, title, and interest that Grantors may have, IF ANY, in Subject Real Property on the effective dat. This pertains specifically to a remainder interest in said real property that he owns as tenants in common with the Grantee.

WITNESS Grantors' hands this 24 day of November, 2018;

20181130000418820 1/4 \$475.50

Shelby Cnty Judge of Probate, AL 11/30/2018 09:52:12 AM FILED/CERT WILLIAM KRISTOPHER RODGERS, Grantor, by his Agent under that Durable Power of Attorner dated 3/13/18 appointing

William Rodgers as his Agent and specifically granting

all authority over real estate matters on Page Two of said instrument.

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

NOTARY ACKNOWLEDGMENT

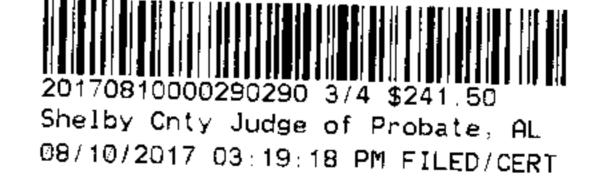
STATE OF ALABAMA	}
JEFFERSON COUNTY	}
	General Acknowledgment
that WILLIAM KRISTOPH foregoing conveyance by his Attorney dated 3/13/18 and w	Notary Public in and for said County, in said State, hereby certify IER RODGERS, an unmarried man, whose name is signed to the Agent WILLIAM RODGERS, serving under that Durable Power of the is known to me, acknowledged before me on this day that, being the conveyance, he has executed the same voluntarily as Agent on
Given under my hand and off	icial seal, this the2 \(\begin{aligned} &
My Commission Expires:	Notary Public
1/151	121

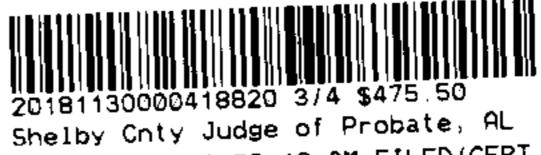
EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, according to the Final Plat of Residential Subdivision of Southpointe Ridge, as recorded in Map Book 39, Page 7, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Declaration of Covenants, Conditions and Restrictions for Southpointe Ridge Residential Subdivision filed for record 8/14/2008, recorded in Instrument 20080814000326710, in the Probate Office of Shelby County, Alabama; (3) Declaration of Restrictive Covenants dated 8/20/2007, filed for record 8/20/2007, recorded in Instrument #20070820000393110 in the Probate Office of Shelby County, Alabama; (4) Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision to Alabama Power Company filed for record 11/08/2007, recorded in Instrument #20071108000516370 and in Instrument #20071108000516840 in the Probate Office of Shelby County, Alabama; (5) Easements, Building line and restrictions as stated on map recorded in Map Book 39, page 7, in the Probate Office of Shelby County, Alabama; (6) Agreement with respect to Surface Use and Subsurface Uses Lime Green recorded in Instrument 20040323000148640 in the Office of the Judge of Probate of Shelby County, Alabama; (7) Title to all mining and mineral rights, rights incident thereto including those rights incorporated by reference within Instruments 20040323000148620 and 20040323000148630, respectively, in the Office of the Judge of Probate of Shelby County, Alabama; (8) Reservations, provisions, exceptions and conditions and rights set out in Real 112, page 876 and corrected by Real 328, at Page 1, in the Office of the Judge of Probate of Shelby County, Alabama; (9) Memorandum of Oil and Gas Lease between Total Minatone Corporation and Cabot Oil & Gas Corporation dated August 8, 1991, in Real 370, page 923, in the Office of the Judge of Probate of Shelby County, Alabama; (10) Mineral, mining rights and other rights, privileges and immunities set out in Real 180, page 715, in the Office of the Judge of Probate of Shelby County, Alabama; (11) Release of damages, mineral and mining rights and rights incident thereto, conditions, restrictions and limitations recorded in Instrument 20050310000108560 in the Probate Office of Shelby County, Alabama; (12) Restrictions or Covenants appearing of record in Instrument 20060602000262100, First Amendment recorded in Instrument 20070420000184560 in the Probate Office of Shelby County, Alabama; (13) Right of Way recorded in Deed Book 139, page 424 in the Probate Office of Shelby County, Alabama; (14) Agreement between CSX Transportation, Inc., et al and Western Pocahontas Properties Limited Partnership recorded in Deed Book 247, page 599, Deed Book 247, page 636 and Instrument 20010515000229810, in the Probate Office of Shelby County, Alabama.





11/30/2018 09:52:12 AM FILED/CERT

Real Estate Sales Validation Form

This	Document must be filed in accor	rdance with Code of Alabama 1	975, Section 40-22-1	
Grantor's Name Mailing Address	1735 Southpointe L Hoover, Al, 3524	Mailing Address	Brittant Rodgers 604 Park Poed Fleasout Grove Al 35127	
Property Address	1735 Southpointe D. Hoover, A1, 35244	Date of Sale Total Purchase Price or		
		Actual Value	\$	
		or Assessor's Market Value	\$ 451,500	
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
		Instructions		
	id mailing address - provide t eir current mailing address.	he name of the person or pe	ersons conveying interest	
Grantee's name ar to property is being	nd mailing address - provide g conveyed.	the name of the person or p	ersons to whom interest	
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.		
-	ce - the total amount paid for the instrument offered for re		y, both real and personal,	
conveyed by the ir	e property is not being sold, to strument offered for record. Tor the assessor's current ma	This may be evidenced by a	y, both real and personal, being an appraisal conducted by a	
excluding current usersponsibility of value	ded and the value must be deuse valuation, of the property luing property for property ta of Alabama 1975 § 40-22-1 (as determined by the local x purposes will be used and		
accurate. I further	· -	atements claimed on this for 175 § 40-22-1 (h).	ed in this document is true and may result in the imposition	
Date	<u>1</u> .	Print William 5	algers	
Unattested	Green Melsen verified by)	Sign/ Veller 3/21	ee/Owner/Agent) circle one Form RT-1	
	verπied by)	(Grantor/Grant	Form RT-1	

20181130000418820 4/4 \$475.50 Shelby Cnty Judge of Probate, AL 11/30/2018 09:52:12 AM FILED/CERT