

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 Recordors Use*

**Source of Title:** Instr #20170810000290290

## QUITCLAIM DEED

**GRANTOR:**

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

**GRANTEE:**

**BRITTANY MICHELLE RODGERS**

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


**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 date. 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 26 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 Attorney 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**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM KRISTOPHER RODGERS**, an unmarried man, whose name is signed to the foregoing conveyance by his Agent WILLIAM RODGERS, serving under that Durable Power of Attorney dated 3/13/18 and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily as Agent on the day the same bears date.

Given under my hand and official seal, this the 26 day of NOVEMBER 2018.



My Commission Expires:

*1/15/21*

\_\_\_\_\_  
Notary Public




20181130000418820 2/4 \$475.50  
Shelby Cnty Judge of Probate, AL  
11/30/2018 09:52:12 AM FILED/CERT


**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.

  
20170810000290290 3/4 \$241.50  
Shelby Cnty Judge of Probate, AL  
08/10/2017 03:19:18 PM FILED/CERT

  
20181130000418820 3/4 \$475.50  
Shelby Cnty Judge of Probate, AL  
11/30/2018 09:52:12 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 William S Rodgers Grantee's Name Brittany Rodgers  
Mailing Address 1735 Southpointe Drive Mailing Address 604 Park Road  
Hoover, AL 35244 Pleasant Grove  
AL 35127

Property Address 1735 Southpointe Drive Date of Sale \_\_\_\_\_  
Hoover, AL 35244 Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 451,500

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  
☐ 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 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 \_\_\_\_\_ Print William S Rodgers  
X Unattested Loren Nelson Sign William S Rodgers  
(verified by) (Grantor/Grantee/Owner/Agent) circle one



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Form RT-1