Prepared By:	
Dallase Baker	
After Recording Return To:	
276 Lime Creek Lane	
Chelsea, Alabama 35043	
	20181214000438080 1/7 \$143.00 Shelby Cnty Judge of Probata
	Shelby Cnty Judge of Probate, AL
	12/14/2018 02:49:47 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 26, 2018 THE GRANTOR(S),

- Dallase Baker and Lawanda Baker, a formerly married couple who were divorced on June 15, 2009,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Dallase Baker, a single person, residing at 276 Lime Creek Lane, Chelsea, Shelby County, Alabama 35043

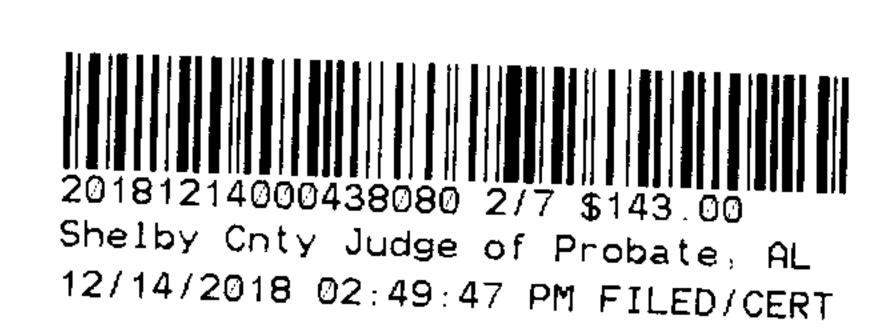
the following described real estate, situated in Chelsea, in the County of Shelby, State of Alabama

Legal Description: See attached Exhibit A

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number:	
	Shelby County, AL 12/14/2018 State of Alabama Deed Tax:\$110.00

Mail Tax Statements To:
Dallase Baker
276 Lime Creek Lane
Chelsea, Alabama 35043



[SIGNATURE PAGE FOLLOWS]

Grantor Signatures: DATED: 12/ DATED:

Dallase Baker ∠awanda Baker 284 Silver Creek Parkway 276 Lime Creek Lane Chelsea, Alabama

Alabaster, Alabama 35043

35007

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 14th day of December	, zu/ප , before me,
Josh Green	, personally appeared Dallase Baker, known to me (or
satisfactorily proven) to be the persons	s whose names are subscribed to the within instrument and
acknowledged that they executed the	same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Comm. Expires

Firstial Relationship Consultant

Title (and Rank)

My commission expires Wv. 29 Zvz/

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 14th day of December, p	, Zor , before me, ersonally appeared Lawanda Baker, known to me			
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.				
	In witness whereof I hereunto set my hand and official seal.			
	Jel Green			
SINITION OF ARITHMENT OF THE STREET	Notary Public Signature of person taking acknowledgment			
My Comm. Expires Nov. 29, 2021	Fingneia Relationship Coultant Title (and Rank)			

My commission expires Nov. 29, 2021

20181214000438080 4/7 \$143.00 Shelby Cnty Judge of Probate, AL 12/14/2018 02:49:47 PM FILED/CERT

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

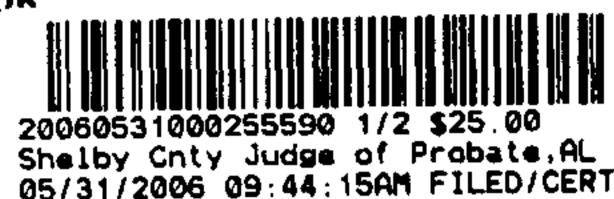
20181214000438080 5/7 \$143.00 Shelby Cnty Judge of Probate, AL 12/14/2018 02:49:47 PM FILED/CERT

THIS INSTRUMENT PREPARED BY: Wallace, Ellis, Fowler & Head P O Box 587 Columbiana, AL 35051

SEND TAX NOTICE TO: Mr. & Mrs. Dallase M. Baker 276 Lime Creek Lane Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS, **COUNTY OF SHELBY**



That in consideration of TWO HUNDRED FOURTEEN THOUSAND ONE SXITY SEVEN AND NO/100------ DOLLARS (\$214,167.00), to the undersigned grantor, ADERHOLT HOME BUILDERS, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain sell and convey unto DALLASE M. BAKER and wife, LAWANDA D. BAKER, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 100, according to the Final Plat Lime Creek at Chelsea Preserve, Sector 3, as recorded in Map Book 36, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

\$203,458.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

LESS AND EXCEPT:

- 1. 25-foot building line from Lime Creek Lane and a 7.5 foot easement along rear property line as as shown on recorded map.
- 2. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 3. Easement to Level 3 Communications recorded in Instrument #2000-0007.
- 4. Right of Way to Shelby County recorded in Volume 229, Page 492.
- 5. Easement to Alabama Power Company recorded in Instrument #2005020400058240.
- 6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, sex handicap, familial status or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #20051206000631190.
- 7. Restrictions and limitations and right of first refusal as recorded in Instrument #20051213000645160.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Mark O. Aderholt, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 26th day of May, 2006.

ADERHOLT HOME BUILDERS, INC.

Mark O. Aderholt, President

Shelby Cnty Judge of Probate: AL 12/14/2018 02:49:47 PM FILED/CERT

Real Estate Sales Validation Form

This	Document must be filed in acco	ordance with Code of Alabama 197	5, Section 40-22-1
Grantor's Name		avanda Bak Grantee's Name_	
Mailing Address	Chelsea AL. 350	_ ,	Same Address
			
Property Address	Same address		······································
	~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Total Purchase Price \$	<u> </u>
		_ Actual Value	>
		or Assessor's Market Value \$	319,300/109,650
•	ne) (Recordation of document	this form can be verified in the nentary evidence is not required. Appraisal Other	-
_	document presented for recthis form is not required.	ordation contains all of the requ	uired information referenced
		Instructions	
	d mailing address - provide ir current mailing address.	the name of the person or pers	sons conveying interest
Grantee's name are to property is being		the name of the person or per	sons to whom interest
Property address -	the physical address of the	property being conveyed, if av	ailable.
Date of Sale - the	date on which interest to the	property was conveyed.	
	ce - the total amount paid for the instrument offered for re	r the purchase of the property, ecord.	both real and personal,
conveyed by the in	· · · · · · · · · · · · · · · · · · ·	the true value of the property, I This may be evidenced by an arket value.	•
excluding current uresponsibility of va	ise valuation, of the property	letermined, the current estimate y as determined by the local off ax purposes will be used and the (h).	ficial charged with the
accurate. I further		f that the information contained atements claimed on this form 975 § 40-22-1 (h).	
Date 12/14/20	18	Print Dallase Ba	
Unattested		Sign Oddu Du	
	(verified by)	(Grantor/Grantee	/Owner/Agent) circle one

20181214000438080 7/7 \$143.00 Shelby Cnty Judge of Probate, AL

12/14/2018 02:49:47 PM FILED/CERT

Form RT-1