

STATE OF ALABAMA                     )  
SHELBY COUNTY                         )

20190205000037360  
02/05/2019 08:59:14 AM  
QCDEED 1/4

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **ELIZABETH LOVELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VINCENT C. TINGLE, DECEASED, SHELBY COUNTY PROBATE COURT CASE NO. PR 2013-840** (hereinafter called "Grantor"), does hereby remise, release, quit claim, grant, bargain, sell and convey to **VINCENT FRANK TINGLE** (hereinafter called "Grantee"), all its rights, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel 1**

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at a 3 inch pipe marking the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, thence in a Northerly direction along the west line of said 1/4 for a distance of 512.52 feet to a 2 inch pipe marking the Point of Beginning of the parcel herein described; thence continue north along said west 1/4 line for a distance of 31.81 feet to a 3/4 inch rebar; thence turn an angle to the left of 91 degrees 41 minutes 09 seconds and run in a westerly direction for a distance of 208.74 feet to a 1/2 inch rebar; thence turn an angle to the left of 141 degrees 38 minutes 35 seconds and run in a southeasterly direction for a distance of 42.61 feet to a 1 inch pipe; thence turn an angle to the left of 36 degrees 35 minutes 49 seconds and run in an easterly direction for a distance of 174.48 feet to the Point of Beginning of the parcel herein described, said parcel containing 0.13 acres, more or less.

**Parcel 2**

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at a 3 inch pipe marking the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, thence in a Northerly direction along the west line of said 1/4 for a distance of 961.62 feet to the Point Of Beginning of the parcel herein described; thence continue northerly along said West 1/4 line for a distance of 14.98 feet to a 2 inch pipe; thence turn an angle left of 91 degrees 52 minutes 12 seconds and run in an westerly direction for a distance of 496.95 feet to a 1 inch pipe; thence turn an angle to the left of 90 degrees 00 minutes 11 seconds and run in a southerly direction for a distance of 300.34 feet to a 1 inch pipe; thence turn an angle to the right of 89 degrees 57 minutes 39 seconds and run in a westerly direction for a distance of 311.81 feet to a 1 inch pipe, said point being on the northern right of way of Shelby County Highway 10, being on a curve to the left having a radius of 676.18 feet with a delta angle of 7 degrees 22 minutes 38 seconds; thence along said right of way, turn an angle left of 141 degrees 13 minutes 36 seconds to chord of said curve and run in a southeasterly direction along said curve for a distance of 87.06 feet to a 5/8 inch rebar; thence turn an angle left of 03 degrees 41 minutes 19 seconds from chord of said curve to tangent and continue in a southeasterly direction along said right of way for a distance of 220.20 feet to a 5/8 inch rebar being 40 feet from centerline of said county highway; thence turn an angle right of 90 degrees 00 minutes 00 seconds and run in a southwesterly direction along a varying width right of way for a distance of 10.00 feet to a 5/8 inch rebar being 30 feet from the centerline of said county highway, also being on a curve to the left having a radius of 686.27 feet with a delta angle of 22 degrees 21 minutes 05 seconds; thence turn an angle left of 101 degrees 10 minutes 32 seconds to chord of said curve and run in a southeasterly direction along said curve for a distance of 267.72 feet to a 5/8 inch rebar; thence leaving said right of way turn an angle to the left of 96 degrees 53 minutes 10 seconds and run in a northeasterly direction for a distance of 188.97 feet to a 5/8 inch rebar; thence turn an angle to the right of 91 degrees 10 minutes 46 seconds and run in an southeasterly direction for a distance of 47.48 feet to a 1/2 inch rebar; thence turn angle to the left of 106 degrees 14 minutes 27 seconds and run in a northerly direction for a distance of 416.54 feet to a 1 inch pipe found; thence turn an angle to the right of 88 degrees 03 minutes 56 seconds and run in an easterly direction for a distance of 208.32 feet to the Point Of Beginning for the parcel herein described, said parcel containing 4.34 acres, more or less.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereto set her hand and signature to this instrument of conveyance on this the 18 day of January, 2019.

ELIZABETH LOVELL, AS PERSONAL  
REPRESENTATIVE OF THE ESTATE OF  
VINCENT C. TINGLE, DECEASED, SHELBY  
COUNTY PROBATE COURT CASE NO. PR 2013-  
840

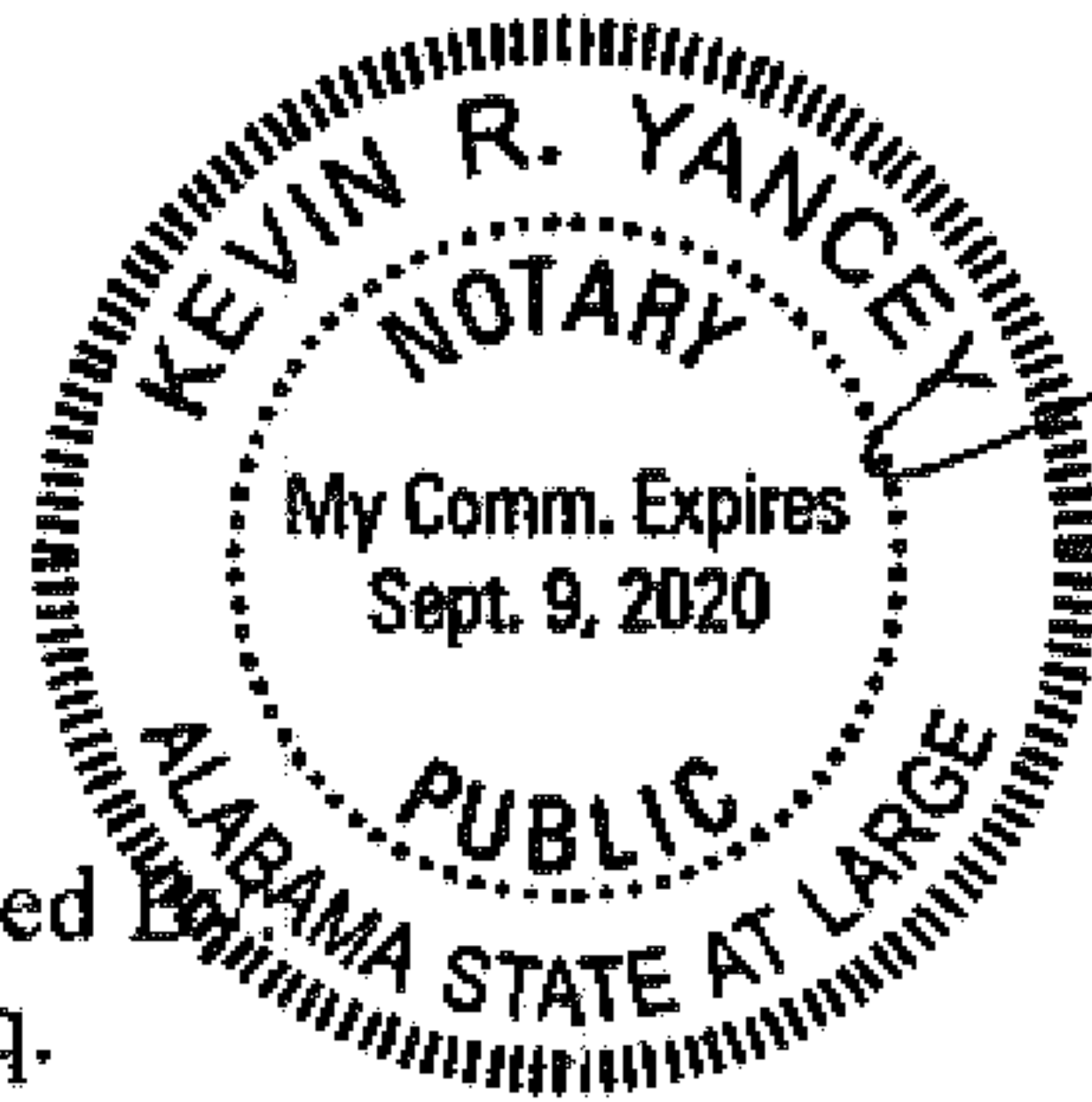
Elizabeth Lovell

STATE OF Alabama )

COUNTY OF Shelby )

I, Kevin Yancy, a Notary Public in and for said County in said State, hereby certify that Elizabeth Lovell, whose name as Personal Representative of the Estate of Vincent C. Tingle, Deceased, Shelby County Probate Court Case No. PR 2013-840, 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 said conveyance, she, in her capacity as such Personal Representative, executed the same voluntarily on day the same bears date.

Given under my hand this the 18 day of January, 2019.



[Signature]  
Notary Public

My Commission Expires: 9/9/2020

This Instrument Prepared by  
Ginny C. Rutledge, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
Vincent Frank Tingle  
2916 Highway 10  
Montevallo, AL 35115

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Elizabeth Lovell, as Personal</u> <u>Representative of the Estate of</u> <u>Vincent C. Tingle, Deceased,</u> <u>Shelby County Probate Court</u> <u>Case NO. 2013-840</u>	Grantee's Name	<u>Vincent Frank Tingle</u>
Mailing Address	<u>2916 Highway 331,</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>2916 Highway 10</u> <u>Montevallo, AL 35115</u>
Property Address	<u>2916 Highway 10</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>1/18/2019</u>
		Total Purchase Price	\$ <u>                    </u>
		or	
		Actual Value	\$ <u>                    </u>
		or	
		Assessor's Market Value	\$ <u>134,500</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>County Tax Assessment</u>
<input type="checkbox"/> 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.

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 2/4/2019Print Johnathan Byrd, title specialist☐ Unattested

(verified by)

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

\*\*\*\*\* This is being conveyed pursuant to the will\*\*\*\*\*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/05/2019 08:59:14 AM  
\$25.00 CHERRY  
20190205000037360

*Allen S. Byrd*