



20080314000106020 1/3 \$76.50
Shelby Cnty Judge of Probate, AL
03/14/2008 01:01:18PM FILED/CERT

Shelby County, AL 03/14/2008
State of Alabama

Deed Tax: \$59.50

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

43822478-07

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED ^{MB}

ANB

SP
ANB

KNOW ALL MEN BY THESE PRESENTS THAT JOSH^M BOX, a married man who took title as an unmarried man, and APRIL^M BOX, formerly known as APRIL COLBURN, a married woman who took title as an unmarried woman (herein, "Grantor"), whose address is 3147 Westover Road, Sterrett, AL 35147, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to JOSH^M BOX and APRIL^M BOX, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3147 Westover Road, Sterrett, AL 35147, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 30th day of January, 2008

GRANTOR:

J. M. Box (SEAL)

Josh Box

April N. Box, formerly known as ^{MB}

April Colburn (SEAL)

April Box, formerly known as April Colburn

ANB

FAIR MARKET VALUE : \$59,220

STATE OF AL
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Josh Box, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of January, 2008.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/06/10

STATE OF AL
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that April Box, formerly known as April Colburn, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of January, 2008.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/06/10

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

JOSH BOX
APRIL BOX
3147 WESTOVER ROAD
STERRETT, AL 35147

The Grantee's address is:

JOSH BOX
APRIL BOX
3147 WESTOVER ROAD
STERRETT, AL 35147


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EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA,
TOWIT:

FROM THE SW CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN
EASTWARDLY ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 330.16 FEET;
THENCE LEFT 88 DEGREES 12 MINUTES, A DISTANCE OF 516.05 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE OF DISTANCE OF 357.87 FEET TO A
POINT ON THE SOUTH RIGHT OF WAY LINE OF ALONG THE SOUTH RIGHT OF WAY LINE OF
SAID U.S. HIGHWAY NO. 280, A DISTANCE NO. 280, A DISTANCE OF 56.68 FEET; THENCE
RIGHT 80 DEGREES 12 MINUTES, A DISTANCE OF 318.18 FEET; THENCE RIGHT 100 DEGREES
09 MINUTES, A DISTANCE OF 284.71 FEET TO THE POINT OF BEGINNING OF PROPERTY
HEREIN DESCRIBED SITUATED IN SHELBY COUNTY, ALABAMA.

ADDRESS: 3147 WESTOVER RD; STERRETT, AL 35147

TAX ID #: 086230000017001



U43822478-030P03

QUIT CLAIM DEED

US Recordings