After Recording Return to:	)	
Travis L. Anderson		
5970 Highway 25		
Montevallo, AL 35115	) 20120606000198290 1/6 \$62.00 Shelby Cnty Judge of Probate, AL 06/06/2012 08:29:30 AM FILED/CERT	
	)	
	)	
	)	
	Above This Line Reserved For Official Use Only	

## STATE OF ALABAMA SHELBY COUNTY

#### **Mail Tax Statements To:**

Travis L. Anderson & Janet Anderson 5970 Highway 25 Montevallo, AL 35115

Tax ID: 19-19-04-17-0-000-001.006

File #: HLCE-SS21610-WV

Deed/Privle 22 tax based on 1/2 the amount of the FMV of \$70,000

Deed tax \$35.00

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, LYNDA ANDERSON, an unmarried woman, and TRAVIS L. ANDERSON, a married man, herein joined by his spouse, JANET ANDERSON, (hereinafter called Grantors), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to TRAVIS L. ANDERSON and JANET ANDERSON, husband and wife, whose address is 5970 Highway 25, Montevallo, AL 35115, (hereinafter called Grantees) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

## SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PARCEL ID: 19-19-04-17-0-000-001.006

Commonly known as: 5970 Highway 25, Montevallo, AL 35115

#### TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand this 17	day of Mhy, 2012.
	Lyn Da Mendensez
Witness	LYNDA ANDERSON
Printed Name	TRAVIS L. ANDERSON  one & Musson
Witness	JANET ANDERSON
Printed Name	
STATE OF ALABAMA	}
COUNTY OF Shelby	}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LYNDA ANDERSON and TRAVIS L. ANDERSON and JANET ANDERSON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the  $17^{2}$  day of  $10^{2}$ , 2012.

NOTARY PUBLIC
My Commission Expires:

### Prepared By:

Curphey & Badger c/o Angelina Whittington, Esquire 3849 Lithia Pinecrest Rd. Valrico, FL 33546

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Shelby Cnty Judge of Probate, AL 06/06/2012 08:29:30 AM FILED/CERT

#### **EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 12 EAST, AND RUN IN A NORTHERLY DIRECTION 2435.99 FEET TO A POINT ON THE SOUTH BOUNDARY OF HIGHWAY #25; THENCE 92 DEGREES, 15 MINUTES, 15 SECONDS LEFT IN A WESTERLY DIRECTION ALONG SAID SOUTH BOUNDARY OF HIGHWAY #25,194.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST STATED COURSE 192.50 FEET TO A POINT; THENCE 87 DEGREES, 44 MINUTES, 45 SECONDS LEFT IN A SOUTHERLY DIRECTION 170.0 FEET TO A POINT; THENCE 92 DEGREES, 15 MINUTES, 15 SECONDS LEFT IN AN EASTERLY DIRECTION OF 192.50 FEET TO A POINT; THENCE 87 DEGREES, 15 MINUTES, 15 SECONDS LEFT IN A NORTHERLY DIRECTION 170.0 FEET TO THE POINT OF BEGINNING BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel ID: 36-1-02-0-001-044.001

Commonly known as 5970 Highway 25, Montevallo, AL 35115

20120606000198290 3/6 \$62.00 Shelby Cnty Judge of Probate, AL 06/06/2012 08:29:30 AM FILED/CERT

## ACKNOWLEDGMENT

State of: Alsomet	
County of Kelby	
On May 12 2012, before me Na	Asy West - Nothing Public", ame and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared ////////////////////////////////////	Udesson,
Na	ame(s) of Signer (s)
RAY WEST Notary Public Alabama - State at Large My Commission Expires 8/20/2012	[] personally known to me [Proved to me on the basis of satisfactory evidence]  to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
	person(s) acted, executed the instrument.  WITNESS my hand and official seal
Place Notary Seal Above	Signature of Notary Public

20120606000198290 4/6 \$62.00 Shelby Cnty Judge of Probate, AL 06/06/2012 08:29:30 AM FILED/CERT

# ACKNOWLEDGMENT

State of: Alabam4			
County of Shelby			
	me and Title of Officer (e.g., "Jane Doe, Notary Public")		
personally appeared Javet Andreason,			
	me(s) of Signer (s)		
	[] personally known to me		
	proved to me on the basis of satisfactory evidence		
RAY WEST Notary Public Alabama - State at Large My Commission Expires 8/20/2012	to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.		
	WITNESS my hand and official seal		
	Lay West		
Place Notary Seal Above	Signature of Notary Public		

20120606000198290 5/6 \$62.00 20120606000198290 5/6 \$62.00 Shelby Cnty Judge of Probate, AL 06/06/2012 08:29:30 AM FILED/CERT

# ACKNOWLEDGMENT

State of : Mabanit			
County of Shelby			
On May 17, 2012, before me	Name and Title of Officer (e.g., "Jane Doe, Notary Public")		
personally appeared Lynda Anderson,			
	Name(s) of Signer (s)		
	[] personally known to me proved to me on the basis of satisfactory evidence		
RAY WEST  Notary Public  Alabama - State at Large  My Commission Expires 8/20/2012	to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized		
	capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.		
	WITNESS my hand and official seal		
	Kay Muss		
Place Notary Seal Above	Signature of Motary Public		

20120606000198290 6/6 \$62.00 Shelby Cnty Judge of Probate, AL 06/06/2012 08:29:30 AM FILED/CERT