

THIS INSTRUMENT PREPARED BY  
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:


Frank Burdette Smith, III

P. O. Box 1843

Columbiana, AL 35051

## QUITCLAIM DEED

STATE OF ALABAMA  
SHELBY COUNTY

  
20121009000386140 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
10/09/2012 12:32:43 PM FILED/CERT

### KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and no/100 Dollars (\$1.00)** to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, **and in consideration of the division of the estate of Frank Burdette Smith, Jr., deceased, we,**

**Frank Burdette Smith, III**, a single man, whose mailing address is P. O. Box 1843, Columbiana, AL 35051; **Frieda Belinda Smith Morgan**, a single woman, whose mailing address is 550 Pratt Street, Prattville, AL 36069; and **Felicia Bettina Smith Johnson**, a single woman, whose mailing address is 3041 Morgan Road, A-14, Bessemer, AL 35022

(herein referred to as GRANTORS) do hereby remise, release, quit claim, grant, sell, and convey unto

**Frank Burdette Smith, III**  
whose mailing address is P. O. Box 1843, Columbiana, Alabama 35051

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, **the address of which is 135 Finley Road, Columbiana, Alabama 35051**, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

It is intended to convey all property or interest in property in Shelby County owned by Frank Burdette Smith, Jr. at the time of his decease, whether correctly described herein or not.

GRANTORS are the sole heirs and only children born to Frank Burdette Smith, Jr., who died intestate in Shelby County, Alabama, on or about the 15<sup>th</sup> day of November, 2011.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**TO HAVE AND TO HOLD** unto the said GRANTEE forever.

**IN WITNESS WHEREOF**, I, or each of us, have hereunto set my or our hands and seals this 9<sup>th</sup> day of October, 2012.

  
Frank Burdette Smith, III

  
Frieda Belinda Smith Morgan


  
Felicia Bettina Smith Johnson

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank Burdette Smith, Jr., Frieda Belinda Smith Morgan, and Felicia Bettina Smith Johnson**, 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 the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of October, 2012.

*Paula Head* (SEAL)  
Notary Public

  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A parcel of land lying in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 22 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Beginning at an open top pipe found at the Southeast corner of said Section 4; thence run No 88 deg. 22 min. 55 sec. West along the South line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 4 a distance of 770.16 feet to a rebar found; thence run North 02 deg. 24 min. 48 sec. West a distance of 772.30 feet to a 1/2" rebar set; thence run South 86 deg. 31 min. 59 sec. East a distance of 360.00 feet to a 1/2" rebar set; thence run North 02 deg. 24 min. 48 sec. West a distance of 610.00 feet to a 1/2" rebar set; thence run South 86 deg. 31 min. 59 sec. East along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 469.58 feet to an iron pin found; thence run South 00 deg. 00 min. 00 sec. East along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 1352.66 feet to the Point of Beginning. LESS AND EXCEPT any and all of the right of way of Finley Road over and across said described property.

**PARCEL 2:**

A parcel of land lying in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 22 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commencing at an open top pipe found at the Southeast corner of said Section 4; thence run North 88 deg. 22 min. 55 sec. West along the South line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 4 a distance of 770.16 feet to a rebar found; thence run North 02 deg. 24 min. 48 sec. West a distance of 772.30 feet to a 1/2" set and the Point of Beginning; thence continue North 02 deg. 24 min. 48 sec. West a distance of 610.00 feet to a rebar found; thence run South 86 deg. 31 sec. 59 sec. East along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 360.00 feet to a 1/2" rebar set; thence run South 02 deg. 24 min. 48 sec. East a distance of 610.00 feet to a 1/2" rebar set; thence run North 86 deg. 31 min. 59 sec. West a distance of 360.00 feet to the Point of Beginning. LESS AND EXCEPT any and all of the right of way of Finley Road over and across said described property.

SIGNED FOR IDENTIFICATION:

 (SEAL)  
Frank Burdette Smith, III

 (SEAL)  
Frieda Belinda Smith Morgan

 (SEAL)  
Felicia Bettina Smith Johnson



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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Frank Burdette Smith Jr. Estate Grantee's Name Frank Burdette Smith III  
Mailing Address Frank Burdette Smith III Mailing Address PO Box 1843  
Frieda Belinda Smith Morgan Columbiana, AL 35051  
Felicia Bethina Smith Johnson  
- see deed -  
Property Address 135 Finley Rd Date of Sale \_\_\_\_\_  
Columbiana AL Total Purchase Price \$ \_\_\_\_\_  
35051 or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 100,600

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other



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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 October 9th, 2012

Print Frank B. Smith III

Unattested

(verified by)

Sign Frank B. Smith III  
(Grantor/Grantee/Owner/Agent) circle one