

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

Grantee's address:
5224 Hwy 119
Montevallo, AL 35115

QUITCLAIM DEED

Shelby County, AL 11/09/2012
State of Alabama
Deed Tax: \$54.50

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to C. Diane Smith, married, and Robin S. Williams, married (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Jimmy Spain (hereinafter called GRANTEE), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1: The interest owned by Billie F. Spain at her death in all of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 15, Township 22 South, Range 3 West, lying northwest of Alabama Highway No. 119; also described in deed recorded in Deed Book 222, page 279, in the Probate Office of Shelby County, Alabama, as follows: begin at a point on Section line 15 Township 22, Range 3 West, thence the northwestern corner of a triangular piece of land going south approximately 180 feet to Montevallo and Siluria Highway; thence northeast approximately 255 feet; fronting Montevallo and Siluria Highway; thence west back to point of beginning, joining John H. Mahler on the north and west side and Montevallo and Siluria Highway, on the Southeast.

Parcel 2: The interest owned by Billie F. Spain at her death in a parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 35, Township 21 South, Range 3 West, and run South along the East boundaries of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 2808 feet; thence continue South in the same direction a distance of 296.05 feet to the point of beginning; thence turn right 92 deg. 47 min. and run West parallel with the North boundary of said quarter-quarter section a distance of 1294.0 feet, more or less, to a point on the East right-of-way line of Alabama Highway Number 119; thence turn to the left and run South along the East right-of-way of said highway a distance of 296.8 feet to a point; thence turn to the left and run East parallel with the North boundary of said quarter-quarter section a distance of 1294 feet, more or less, to a point on the East boundary of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence run North along the East boundary of said quarter-quarter section a distance of 296.05 feet to the point of beginning.

GRANTEE is the surviving spouse, and GRANTORS are the only children, of Billie F. Spain who died intestate on October 17, 2010.

TO HAVE AND TO HOLD to said GRANTEE forever.



20121109000433000 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/09/2012 02:54:14 PM FILED/CERT

Given under the hand and seal of GRANTOR, this 30th day of October, 2012.

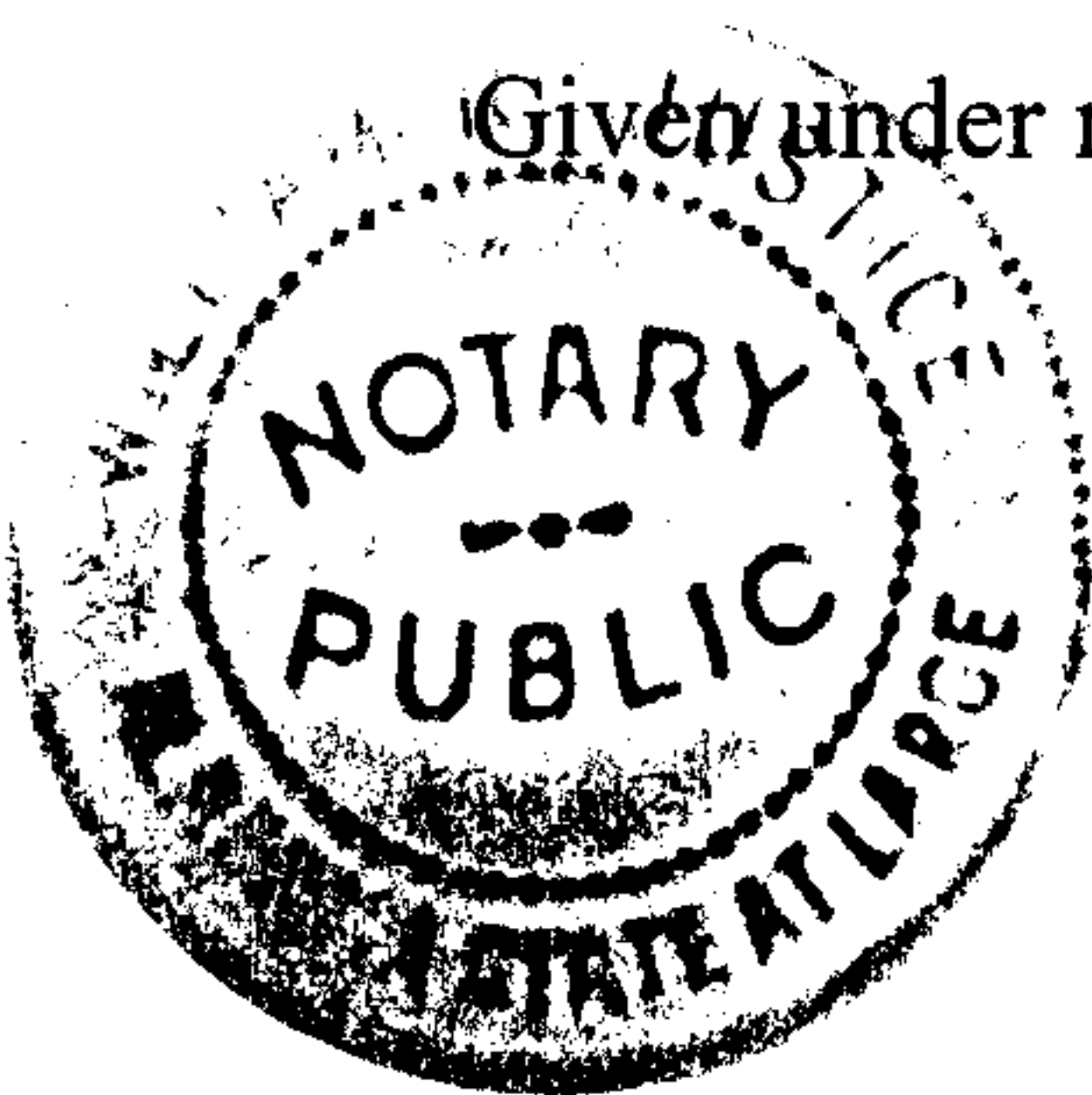
C Diane Smith
C. Diane Smith

Robin S Williams
Robin S. Williams

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. Diane Smith, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2012.



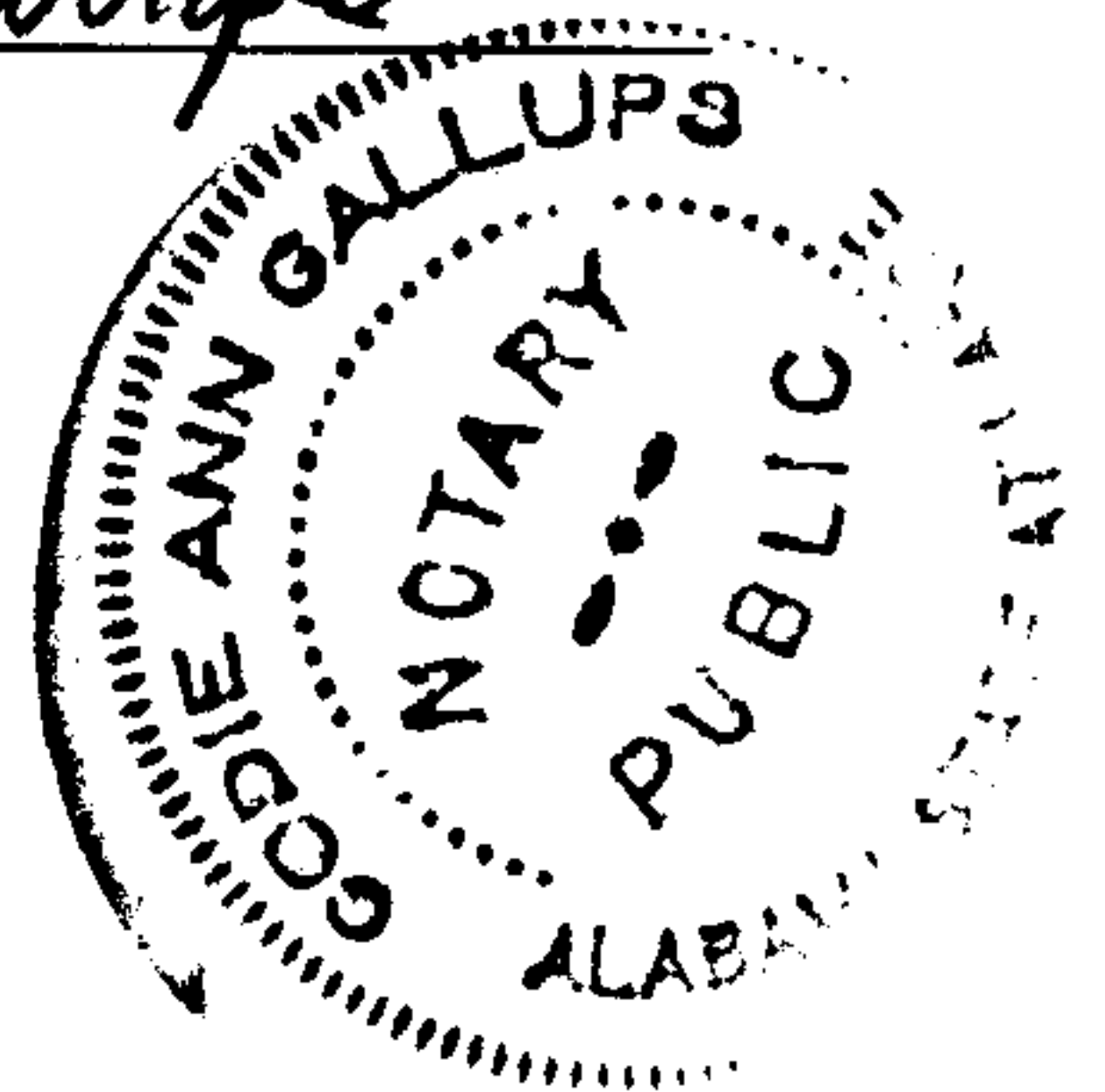
Walter R. Gentry
Notary Public

STATE OF ALABAMA
RANDOLPH COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robin S. Williams, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of November, 2012.

Codie Ann Gallups
Notary Public



20121109000433000 2/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/09/2012 02:54:14 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name C. Diane Smith
Mailing Address 2262 Smokey Road
Alabaster, AL 35007
Robin S. Williams
259 Parris Circle
Roanoke, AL 36247

Grantee's Name Jimmy Spain
Mailing Address 5224 Highway 119
Montevallo, AL 35115



20121109000433000 3/3 \$72.50
Shelby Cnty Judge of Probate, AL
11/09/2012 02:54:14 PM FILED/CERT

Property Address: 5224 Hwy 119, Montevallo, AL

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 54,427.00

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 – Property Tax Assessment Records

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 10-30-12

Sign

C. Diane Smith

(Grantor/Grantee/Owner/Agent) circle one

Print

C. Diane Smith

☐ Unattested

Nullen R. Gentry
(Verified by)