



20121207000468870 1/3 \$105.50
 Shelby Cnty Judge of Probate, AL
 12/07/2012 12:00:28 PM FILED/CERT

This instrument was prepared by:

Send Tax Notice to:

180 Spring Water Lane
Columbiana, AL 35051

TITLE NOT EXAMINED

QUIT CLAIM DEED

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

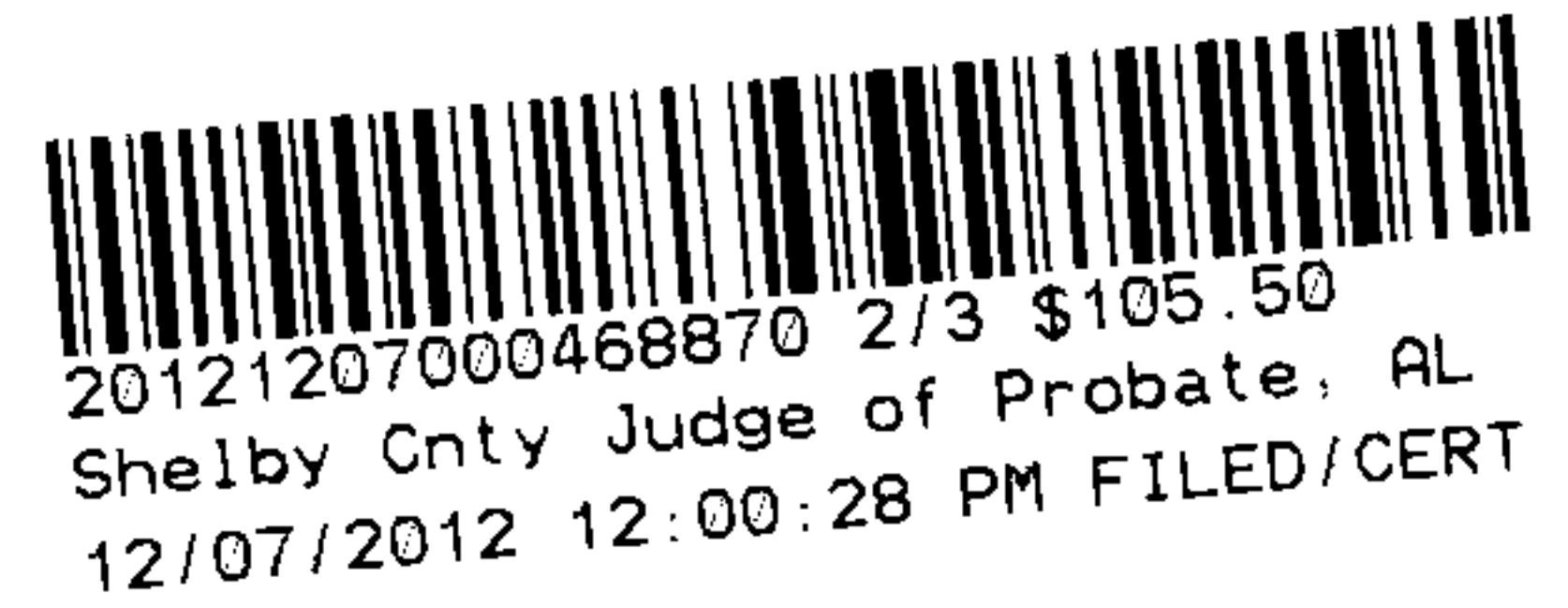
That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid and pursuant to that certain divorce decree in case number DR-2010-900452 in the Circuit Court of Shelby County, Alabama to **Janette Lorraine Lagasse a/k/a Janette L. Lagasse**, an unmarried and single woman (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Charles H. Lagasse a/k/a Charles H. Lagasse, Jr.** and pursuant to an error identified in that certain deed executed and filed on the 11th day of July 2006 in instrument # 20060711000331050 at the Probate Office of Shelby County, Alabama, mistakenly identified as **Charles L. Lagasse** (hereinafter called Grantee), all of the Grantor's right, title interest, and claim in and to the following described real estate, situated in Shelby Alabama, to wit:

PARCEL ONE: Lot 1, according to the survey of Joseph Subdivision, a family subdivision, as recorded in Map Book 21, Page 110 in the Probate office of Shelby County, Alabama.

PARCEL TWO: From the accepted Northeast corner of the SE ¼ of the SW ¼ of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described lot; run thence West along the accepted North boundary of said SE ¼ of the SW ¼ of a distance of 683.00 feet; Thence turn 87 degrees 13 minutes 19 seconds left and run 320.0 feet; Thence turn 92 degrees 46 minutes 59 seconds left and run 681.81 feet to a point on the accepted East boundary of said SE ¼ of SW ¼; Thence turn 87 degrees 00 minutes 07 seconds left and run 320.0 feet to the point of beginning of herein described lot.

Also a 30 foot non-exclusive easement for ingress and egress and utilities, lying West of a line beginning at the Southwest corner of the heretofore described lot and running South along the prolongation of the West boundary of said lot a distance of 295.71 feet to a point; from this point, being the point of beginning of the centerline of a 60.0 foot easement for ingress and egress and utilities, continue along said course along said easement centerline a distance of 332.54 feet; thence turn 20 degrees 50 minutes 51 seconds right and continue along said easement centerline a distance of 383.24 feet; thence turn 67 degrees 03

Shelby County, AL 12/07/2012
 State of Alabama
 Deed Tax: \$87.50



minutes 10 seconds right and run 341.21 feet along said easement centerline: thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the East boundary of Shelby County Highway No. 47; being situated in Shelby County, Alabama.

The preparer has rendered no opinion as to the accuracy of said description or the status of the title of the land conveyed or the necessity to quit claim the property.

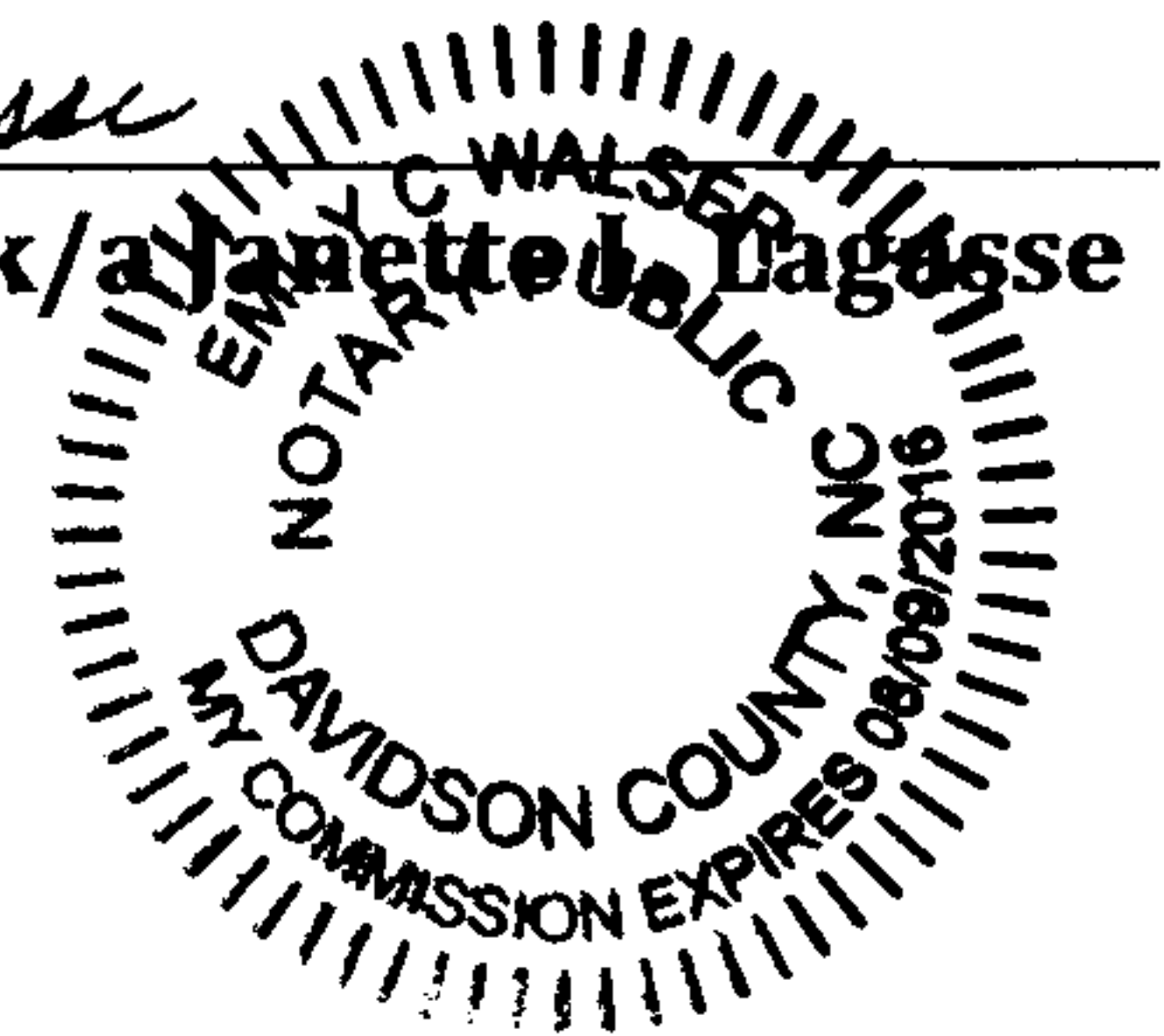
TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 1 day of November, 2012.

Janette Lorraine Lagasse
Grantor, Janette Lorraine Lagasse a/k/a Janette L. Lagasse

STATE OF North Carolina

COUNTY OF Davidson



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Janette Lorraine Lagasse a/k/a Janette L. Lagasse whose name is signed to the foregoing conveyance, and 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 the 1 day of November, 2012.

Emily C Walser

Notary Public

My Commission Expires: 8-9-2016

Real Estate Sales Validation Form

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

Grantor's Name Janette Lorraine Lagasse
Mailing Address 846 South M.C. Hwy 130
Lexington, NC 27295

Grantee's Name Charles H. Lagasse
Mailing Address 180 Spring Water Lane
Columbiana, AL 35051

Property Address 180 Spring Water Lane
Columbiana, AL 35051

Date of Sale 11/1/12
Total Purchase Price \$

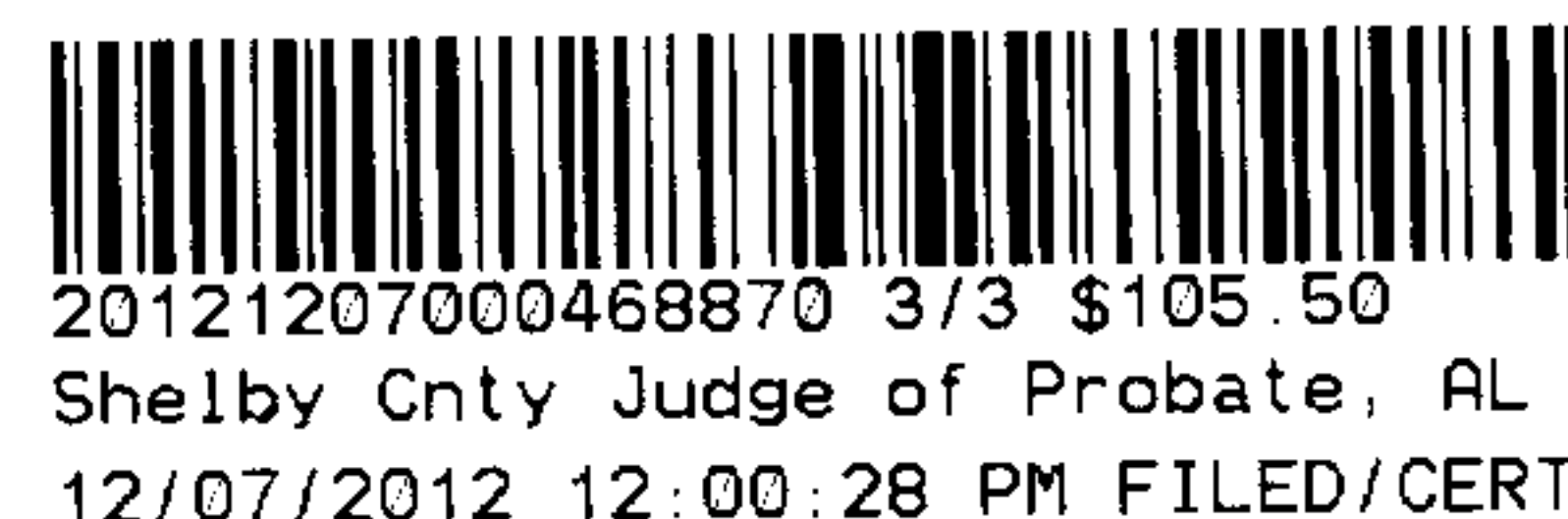
or
Actual Value \$

or
Assessor's Market Value \$ 174,790 ÷ 2 = \$87,395

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 Tax Assessor



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 11/29/12

Print Charles H. Lagasse

Unattested

Keyla F. Hendley
(verified by)

Sign

Charles H. Lagasse
(Grantor/Grantee/Owner/Agent) circle one