

20121218000484080 1/6 \$422.00
Shelby Cnty Judge of Probate, AL
12/18/2012 04:12:39 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, AL 35238

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **A. W. CLARK AND JANICE CLARK**, Husband and Wife, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by **M & F Bank, f/k/a First National Bank of Shelby County**, (hereinafter "GRANTEE") the receipt whereof is hereby acknowledged, does hereby remise, release, and forever quit claim unto the said GRANTEE, all its right, title and interest in and to the following property lying and being in the County of Shelby, State of Alabama, and particularly described as follows, to-wit:

PARCEL 1

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61' to the POINT OF BEGINNING, said point being a curve to the right, having a radius of 1220.00, a central angle of 05°52'21", and a chord which bears S36°08'23"E, and a chord distance of 124.99'; thence along the arc of said curve and said R.O.W. line, a distance of 125.04'; thence S85°24'45"E and leaving said R.O.W. line, a distance of 312.32' to a point on the Northwesterly R.O.W. line of Alabama Highway 119 and the beginning of a curve to the right, having a radius of 3040.00, a central angle of 01°52'55", and a chord which bears N23°00'58"E, and a chord distance of 99.84'; thence along the arc of said curve and said R.O.W. line, a distance of 99.85'; thence N85°24'45"W and leaving said R.O.W. line, a distance of 425.43' to the POINT OF BEGINNING.

Said Parcel containing 0.80 acres, more or less.

PARCEL 2

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc

of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61' to a curve to the right, having a radius of 1220.00, a central angle of 05°52'51", and a chord which bears S36°08'23"E, and a chord distance of 124.99'; thence along the arc of said curve and said R.O.W. line, a distance of 125.01' to the POINT OF BEGINNING; thence S85°24'45"E and leaving said R.O.W. line, a distance of 194.17'; thence S03°57'58"W, a distance of 184.35' to a point on the Northerly R.O.W. line of Daisy Lane; thence S88°11'57"W and along said R.O.W. line, a distance of 55.80' to a curve to the right, having a radius of 20.00, a central angle of 65°25'03", and a chord which bears N59°05'32"W, and a chord distance of 21.61'; thence along the arc of said curve and said R.O.W. line, a distance of 22.84'; thence N28°12'31"W and along said R.O.W. line, a distance of 71.92' to a curve to the left, having a radius of 1220.00, a central angle of 06°51'37", and a chord which bears N29°46'24"W, and a chord distance of 145.99'; thence along the arc of said curve and said R.O.W. line, a distance of 146.07' to the POINT OF BEGINNING.

Said Parcel containing 0.56 acres, more or less.

PARCEL 3 - Being Parcel number 23-6-14-2-002-027.000 as shown in the Shelby County Tax Assessors Office on the 2001 tax map and being more particularly described as follows:

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61' to a curve to the right, having a radius of 1220.00, a central angle of 05°52'51", and a chord which bears S36°08'23"E, and a chord distance of 124.99'; thence along the arc of said curve and said R.O.W. line, a distance of 125.01'; thence S85°24'45"E and leaving said R.O.W. line, a distance of 312.32' to a point on the Northwesterly R.O.W. line of Alabama Highway 119 and the beginning of a curve to the left, having a radius of 3040.00, a central angle of 01°35'27", and a chord which bears S21°16'47"W, and a chord distance of 84.41; thence along the arc of said curve and said R.O.W. line, a distance of 84.41' to the POINT OF BEGINNING, said point being a curve to the left, having a radius of 3040.00, a central angle of 01°52'28", and a chord which bears S19°32'50"W, and a chord distance of 99.45'; thence along the arc of said curve and said R.O.W. line, a distance of 99.45' to a point on the Northerly R.O.W. line of Daisy Lane; thence S88°11'57"W, a distance of 66.64'; thence N20°20'33"E and leaving said R.O.W. line, a distance of 100.00'; thence N88°11'57"E, a distance of 65.15' to the POINT OF BEGINNING.

Said Parcel containing 0.14 acres, more or less.

PARCEL 3A

Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence

S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61' to a curve to the right, having a radius of 1220.00, a central angle of 05°52'51", and a chord which bears S36°08'23"E, and a chord distance of 124.99'; thence along the arc of said curve and said R.O.W. line, a distance of 125.01'; thence S85°24'45"E and leaving said R.O.W. line, a distance of 194.17' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 118.15' to a point on the Northwesterly R.O.W. line of Alabama Highway 119 and the beginning of a curve to the left, having a radius of 3040.00, a central angle of 01°35'27", and a chord which bears S21°16'47"W, and a chord distance of 84.41; thence along the arc of said curve and said R.O.W. line, a distance of 84.41'; thence S88°11'57"W and leaving said R.O.W. line, a distance of 65.15'; thence S20°20'33"W, a distance of 100.00'; thence S03ng°57'58"E, a distance of 184.35' to the POINT OF BEGINNING.

Said Parcel containing 0.24 acres, more or less.

ALSO AND INCLUDING an Ingress/Egress Easement, being more particularly described as follows:

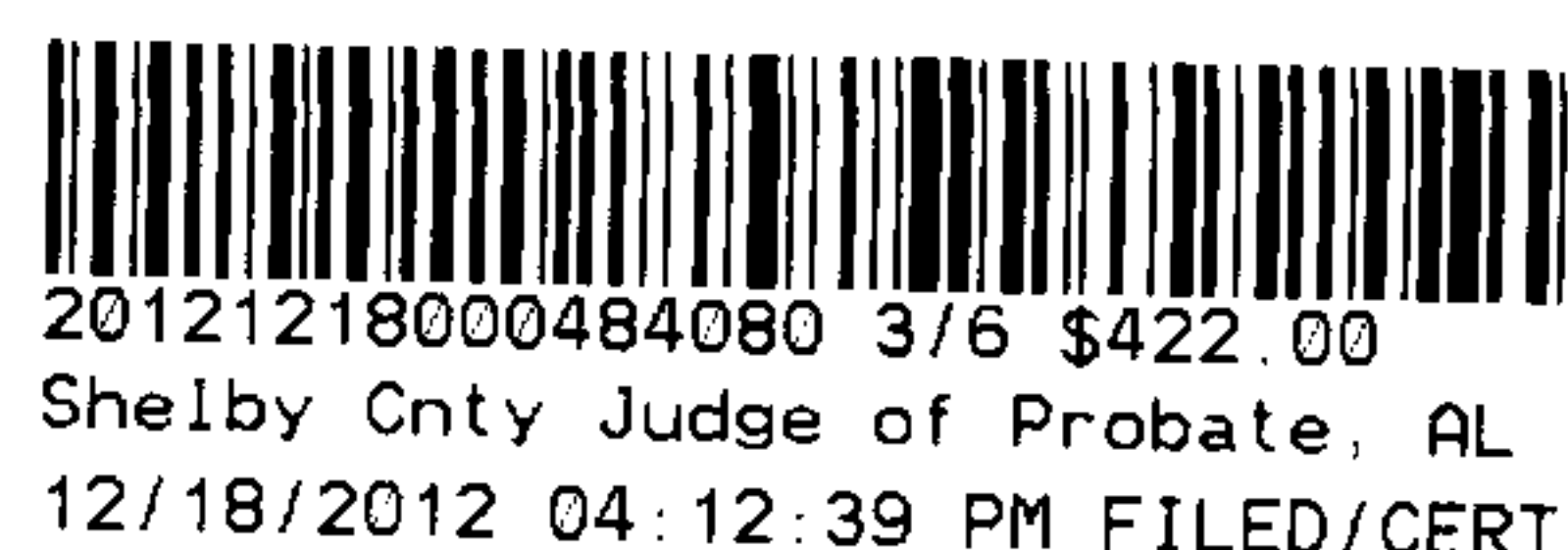
Commence at the NW Corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence S03°31'01"W, a distance of 661.16'; thence S03°27'03"W, a distance of 279.34'; thence S88°43'47"E, a distance of 355.60'; thence S27°15'24"W, a distance of 222.80'; thence S27°28'20"W, a distance of 92.84'; thence S80°37'04"E, a distance of 7.23' to a point on the Northeasterly R.O.W. line of Daisy Lane and a curve to the left, having a radius of 56.24, a central angle of 48°41'45", and a chord which bears S14°57'56"E, and a chord distance of 46.37'; thence along the arc of said curve and said R.O.W. line, a distance of 47.80'; thence S37°33'29"E and along said R.O.W. line, a distance of 84.61'; thence S85°24'45"E, a distance of 346.05' to the POINT OF BEGINNING OF SAID EASEMENT; thence N24°18'59"E, a distance of 86.41'; thence S85°27'45"E, a distance of 80.14' to a point on the Northwesterly R.O.W. line of Alabama Highway 119 and the beginning of a curve to the left, having a radius of 3040.00, a central angle of 01°38'05", and a chord which bears S24°46'28"W, and a chord distance of 86.74'; thence along the arc of said curve and said R.O.W. line, a distance of 86.74'; thence N85°24'45"W and leaving said R.O.W. line, a distance of 79.38' to the POINT OF BEGINNING OF SAID EASEMENT.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0380 D, Zone 'X', dated September 29, 2006 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

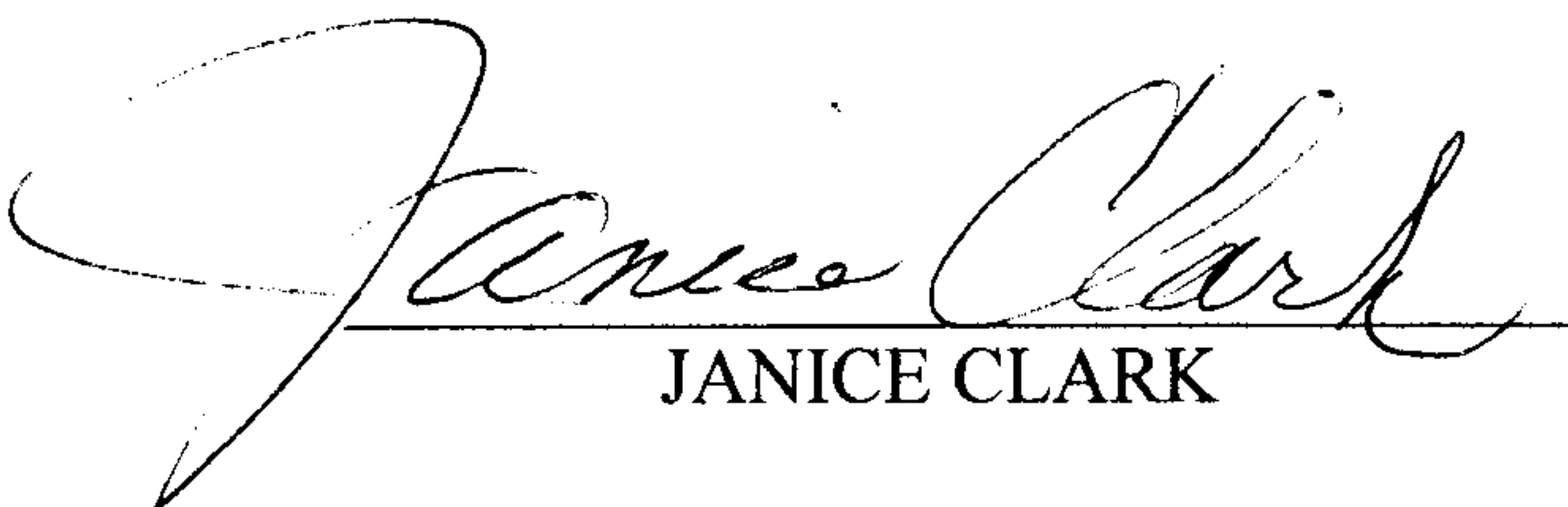
SOURCE OF TITLE: Deed Book 2001, Page 23948



TO HAVE AND TO HOLD the above granted premises unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on this the 19th day of October, 2012.

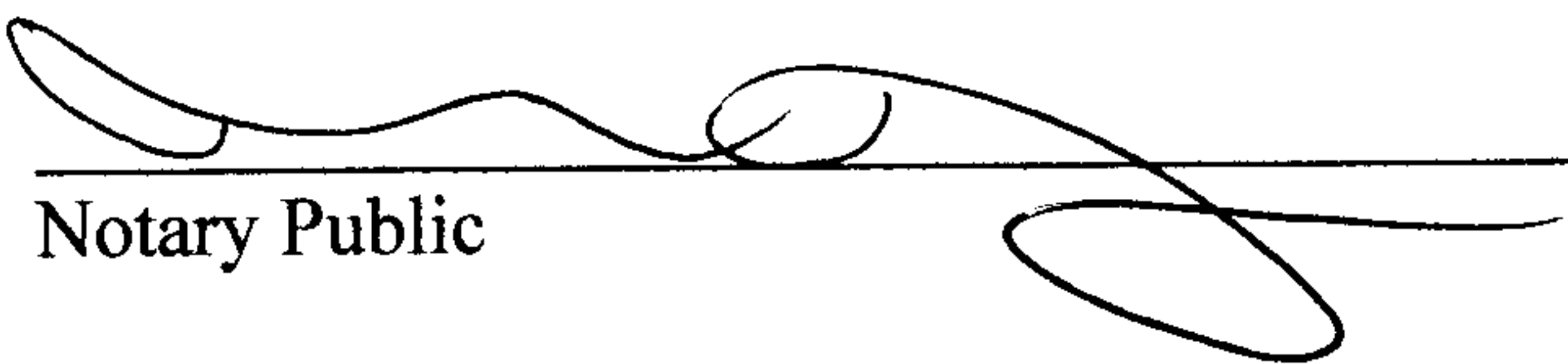

A. W. CLARK


JANICE CLARK

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that A. W. Clark, whose name is signed to the foregoing quitclaim deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of October, 2012.

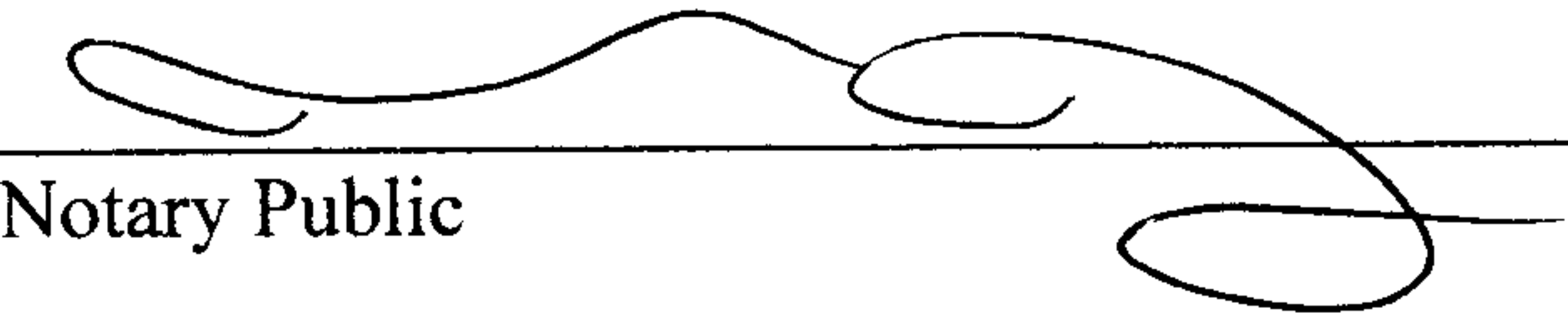

Notary Public

My commission expires: 9/28/2015

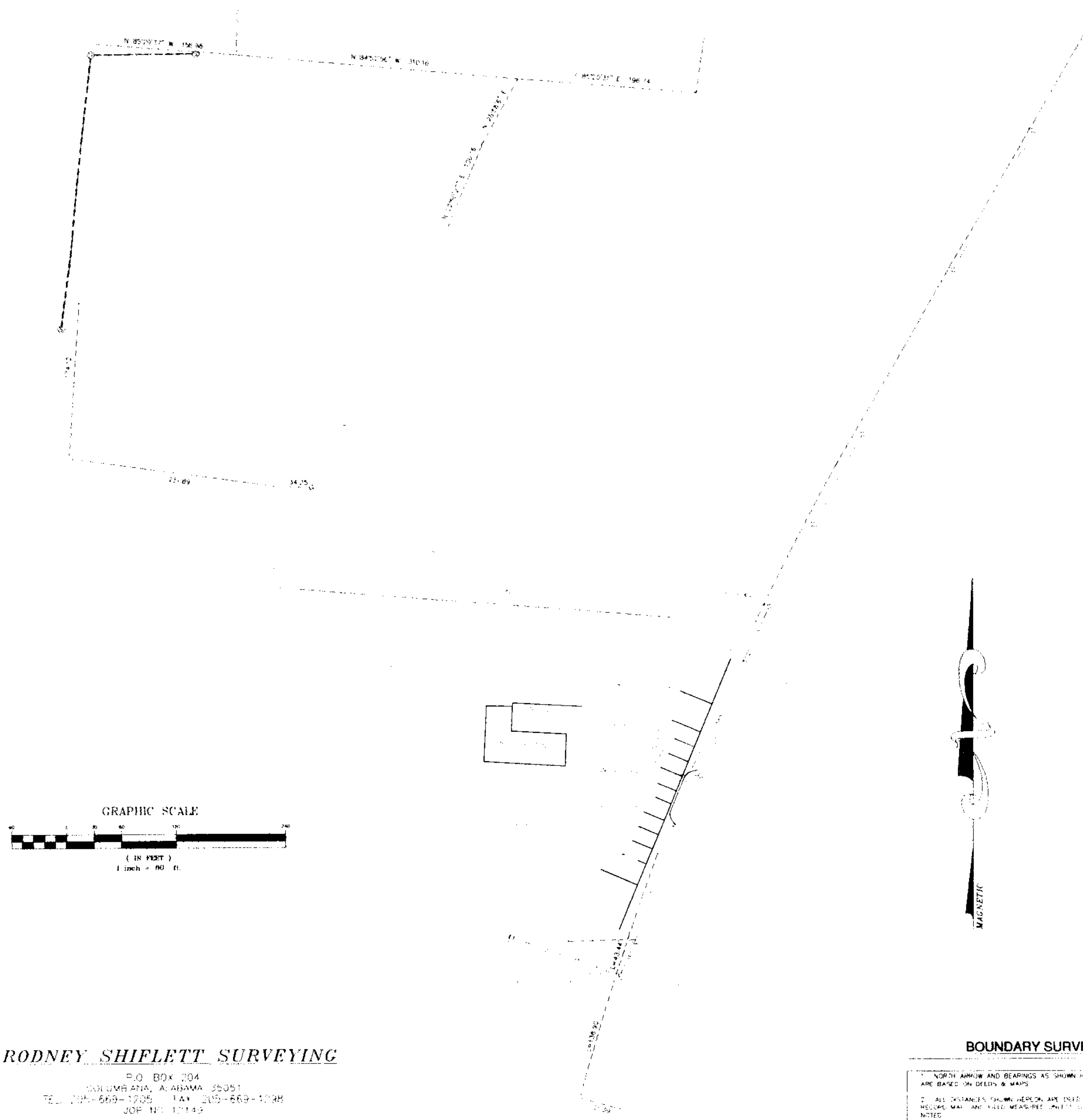
STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Janice Clark, whose name is signed to the foregoing quitclaim deed, 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 19th day of October, 2012.


Notary Public

My commission expires: 9/28/2015

[illegible]

RODNEY SHIFLETT SURVEYING

P.O. Box 304
COLUMBANA, ALABAMA 35051
TEL. 205-669-1205 FAX 205-669-1208
JOB NO. 12149

BOUNDARY SURVEY

2. ALL DISTANCES SHOWN HEREON ARE EITHER
RECORD MAP AND FIELD MEASURED LENGTHS OR HAVE BEEN
OBTAINED



Real Estate Sales Validation Form

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

Grantor's Name AW. & Janice Clark
Mailing Address 185 Battery Row
Wilsonville AL 35136

Grantee's Name M&F Bank
Mailing Address C/O Newsome Law, LLC
PO Box 382753
Birmingham, AL 35298

Property Address 9005 Hwy 119
Alabaster AL 35007

Date of Sale 10/19/2012
Total Purchase Price \$395,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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



20121218000484080 6/6 \$422.00
Shelby Cnty Judge of Probate, AL
12/18/2012 04:12:39 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information 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 12/18/2012

Print Burt Newsome, Attorney for M&F Bank

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1