


THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
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20121226000493540 1/4 \$924.50
Shelby Cnty Judge of Probate, AL
12/26/2012 03:15:50 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BURTON W. NEWSOME AND REGINA NEWSOME**, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the **BURT W. NEWSOME REVOCABLE TRUST**, (hereinafter "GRANTEE") the receipt whereof is hereby acknowledged, does hereby remise, release, and forever quit claim unto the said GRANTEE, all their 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:

A parcel of land situated in the NW ¼ of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From an existing iron pin found at the most Southerly corner of Lot 3-A, as shown on the survey of Mountain View Lake Company, First Sector, as recorded in Map Book 3, on Page 135, in the Office of the Judge of Probate of Shelby County, Alabama; run thence in a Northeasterly direction along the Northwest lot line of said Lot 3-A, for a measured distance of 212.65 feet (212.85 feet recorded) to an existing iron pin found at the most Northerly corner of said Lot 3-A; thence turn an angle to the left of 14 degrees 24 minutes 09 seconds and run in a Northeasterly direction for a distance of 252.49 feet; thence turn an angle to the left of 41 degrees 56 minutes 36 seconds and run in a Northwesterly direction for a distance of 317.62 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along the last described course for a distance of 283.49 feet to a point on the Southeast right of way line of Shelby County Highway No. 41; thence turn an angle to the right of 80 degrees 09 minutes 26 seconds and run in a Northeasterly direction along said Southeast right of way line of said Highway No. 41 for a distance of 1162.23 feet to the beginning of a curve to the right, said curve being concave to the Southeast, having a radius of 2,824.79 feet, a central angle of 4 degrees 48 minutes 38 seconds and a chord of 237.10 feet; run thence in a Northeasterly direction along the arc of said curve in said right of way for a distance of 237.17 feet; thence from a projection of the chord of the last described curve, turn an angle to the right of 172 degrees 20 minutes 55 seconds and departing said right of way line, run in a Southwesterly direction for a distance of 42.62 feet; thence turn an

angle to the left of 33 degrees 49 minutes 56 seconds and run in a Southwesterly direction for a distance of 96.49 feet; thence turn an angle to the left of 62 degrees 18 minutes 40 seconds and run in a Southeasterly direction for a distance of 74.89 feet; thence turn an angle to the right of 34 degrees 56 minutes 10 seconds and run in a Southeasterly direction for a distance of 207.50 feet; thence turn an angle to the right of 75 degrees 21 minutes 45 seconds and run in a Southwesterly direction for a distance of 94.22 feet; thence turn an angle to the left of 34 degrees 00 minutes 50 seconds and run in a Southwesterly direction for a distance of 111.62 feet; thence turn an angle to the right of 36 degrees 32 minutes 25 seconds and run in a Southwesterly direction for a distance of 77.51 feet; thence turn an angle to the left of 10 degrees 37 minutes 20 seconds and run in a Southwesterly direction for a distance of 158.59 feet; thence turn an angle to the left of 62 degrees 51 minutes 55 seconds and run in a Southerly direction for a distance of 80.46 feet; thence turn an angle to the right of 72 degrees 23 minutes 40 seconds and run in a Southwesterly direction for a distance of 808.87 feet, to the point of beginning; being situated in Shelby County, Alabama.

This above property is also known as Lots 1, 2, and 3, Clowdus Subdivision, as recorded in Map Book 18, Page 59, Probate Office of Shelby County, Alabama.

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


IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on this the 26th day of July, 2011.



Burton W. Newsome



Regina Newsome


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STATE OF ALABAMA

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SHELBY COUNTY

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I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Burton W. Newsome, 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 26th day of July, 2011.



Notary Public

My commission expires: 8/6/2011

STATE OF ALABAMA

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SHELBY COUNTY

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I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Regina Newsome, 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 26th day of July, 2011.



Notary Public

My commission expires: 8/6/2011



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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 Burt & Regina Newsum
Mailing Address PO Box 382753
Birmingham, AL
35238

Grantee's Name Burt W Newsum
Mailing Address Revocable Trust
194 Morris Dr Suite 103
Birmingham, AL 35242

Property Address 7450 Dunwoody Valley Rd
Leeds, AL 35094

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 903,470.00

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

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 _____

Print Burt Newsum

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

