


After Recording Return to:
TITLE SOURCE
Attn: RECORDING TEAM
1450 W. LONG LAKE RD., SUITE 400
TROY, MI 48098
File No. 56642396


20121228000497520 1/5 \$89.50
Shelby Cnty Judge of Probate, AL
12/28/2012 01:52:16 PM FILED/CERT

This document prepared by:

FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

When Recorded
Index
20121228000497520
SHELBY COUNTY, AL
77847443

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$65.50

Tax ID No.:

28 1 02 0 000 002.000

① 56642396 1360642

Rec 1

QUIT CLAIM DEED

THIS DEED IS BEING RECORDED PURSUANT TO FINAL JUDGMENT OF DIVORCE DR 10-339 RAF
DATED MAY 17, 2010

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 3rd day of July, 2012, by and between JOHN BEASLEY, AN UNMARRIED MAN AND KELLI D. BRYSON, F/K/A KELLI D. BEASLEY, JOINED BY MARCUS BRYSON, WHO TOOK TITLE FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM, 1668 HIGHWAY 42, CALERA, AL 35040 hereinafter referred to as Grantor(s) and JOHN BEASLEY, AN UNMARRIED MAN, 1668 HIGHWAY 42, CALERA, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

FmV: \$130,120.00

Also known as: 1668 HIGHWAY 42, CALERA, AL 35040
Property Tax ID No.: 28 1 02 0 000 002.000
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20051005000520110, Recorded: 10/05/2005

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

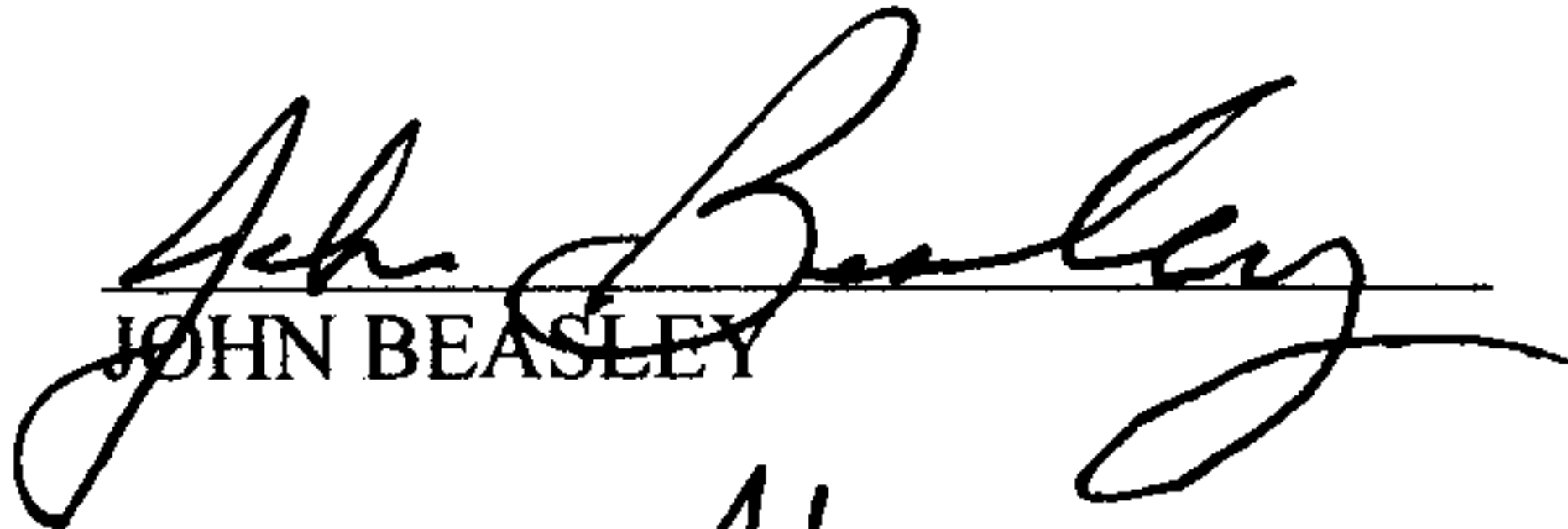
And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.



20121228000497520 2/5 \$89.50
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Assessor's parcel No. 28 1 02 0 000 002.000


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.


JOHN BEASLEY

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that
John Beasley, whose name is signed to the foregoing conveyance, who is known to me,
acknowledged before me on this day that being informed of the contents of said conveyance, she/he executed the
same voluntarily on the day the same bears date.

Given under my hand and seal this the 16th day of July, 2012


NOTARY PUBLIC
My commission expires: 7-11-2015





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 Shelby Cnty Judge of Probate, AL
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Assessor's parcel No. 28 1 02 0 000 002.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Kelli D Bryson
 KELLI D. BRYSON, F/K/A KELLI D. BEASLEY

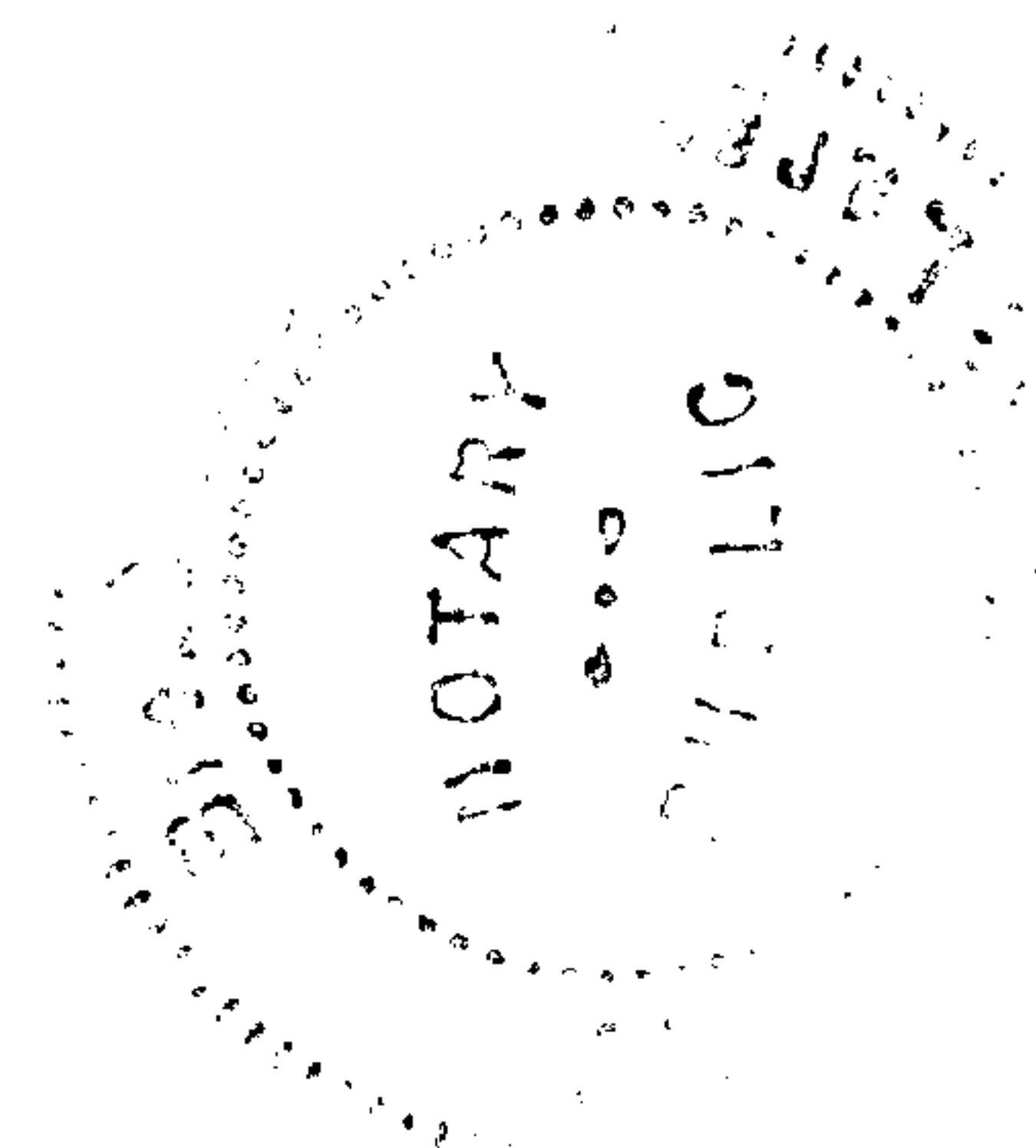
Marcus Bryson
 MARCUS BRYSON

STATE OF Alabama
 COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Kelli D. Bryson, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of July, 2012.

[Signature]
 NOTARY PUBLIC
 My commission expires: 4/17/16



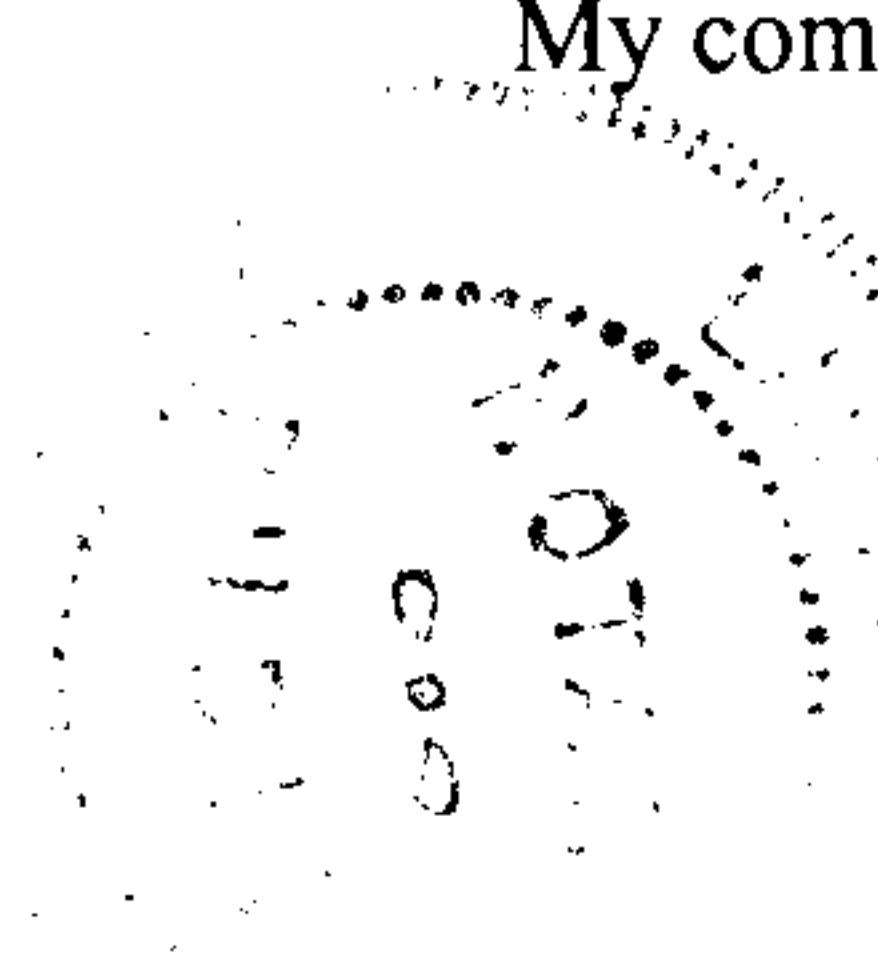
STATE OF Alabama
 COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that MARCUS BRYSON, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6th day of July, 2012

[Signature]
 NOTARY PUBLIC
 My commission expires: _____

My Commission Expires
 October 17, 2015





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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 28 1 02 0 000 002.000

Land Situated in the County of Shelby in the State of AL

A PARCEL OF LAND LYING AND BEING SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: FROM THE SE CORNER OF SECTION 2, RUN NORTH ALONG THE EAST SECTION LINE OF 2727.6 FEET; THENCE RUN NORTH 89 DEGREES, 11 MINUTES W, 444.1 FEET; THENCE RUN NORTH 00 DEGREES, 03' E 640.1 FEET TO THE BEGINNING POINT OF THE LOT HERE DESCRIBED; FROM SAID POINT THUS ESTABLISHED, CONTINUE SAID COURSE 793.8 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 42, THENCE RUN ALONG SAID RIGHT OF WAY LINE SOUTH 87 DEGREES, 50' W 412.6 FEET; THENCE RUN SOUTH 00 DEGREES, 08' W, 764.6 FEET; THENCE RUN SOUTH 88 DEGREES, 07' E, 414.4 FEET AND BACK TO THE PLACE OF BEGINNING, LESS AND EXCEPT A PARCEL OF LAND LYING IN THE SE 1/4 NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID SECTION 2, A DISTANCE OF 1,228 FEET, MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY, HIGHWAY #42 THENCE RUN SOUTHWESTERLY ALONG SAID SOUTH R/W LINE FOR 830 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH R/W LINE WITH THE WEST SIDE OF CHERT ROAD, THENCE RUN S 0 DEGREES, 08 MINUTES WEST FOR 129.0 FEET TO THE IRON MARKER THE POINT OF BEGINNING THENCE CONTINUE ALONG SAME LINE FOR 372.0 FEET TO AN IRON MARKER. THENCE RUN S 89 DEGREES 52 MINUTES E FOR 276.5 FEET, TO AN IRON MARKER, THENCE RUN N 0 DEGREES, 08 MINUTES E FOR 372.0 FEET TO AN IRON MARKER. THENCE RUN N 89 DEGREES, 52 MINUTES E FOR 276.5 FEET TO AN IRON MARKER THENCE RUN N 0 DEGREES, 08 MINUTES EAST FOR 372.0 FEET.

Commonly known as: 1668 Highway 42 , Calera, AL 35040



U02828751
1634 7/23/2012 77847443/1

Real Estate Sales Validation Form

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

Grantor's Name John Beasley, Kelli D Bryson, Marlow Bryson Grantee's Name John Beasley
Mailing Address 11668 Highway 42 Mailing Address 11668 Highway 42
Calera, AL 35040 Calera, AL 35040

Property Address 11668 Highway 42
Calera, AL 35040

Date of Sale 7-16-2012
Total Purchase Price _____

\$ or
Actual Value \$ _____

or
Assessor's Market Value \$ 130,120.00 1/2 865,060.00



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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 ☒ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 Shantana Coffield

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1