

STATE OF ALABAMA
COUNTY OF JEFFERSON

QUITCLAIM DEED

Know All Men By These Presents: That for and in consideration of the sum of \$ 100.00 and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned, Joe B. Martin (hereinafter called "Grantor"), hereby remises, releases, quitclaims, grants, sells and conveys to James R. Starnes (hereinafter called "Grantee") all his/her right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description Exhibit A

Grantee's Address: James R. Starnes
PO Box 142
SHANNON AL 35742 Approximate market value of the property: \$ 9,380.00

To have and to hold the said Grantee forever.

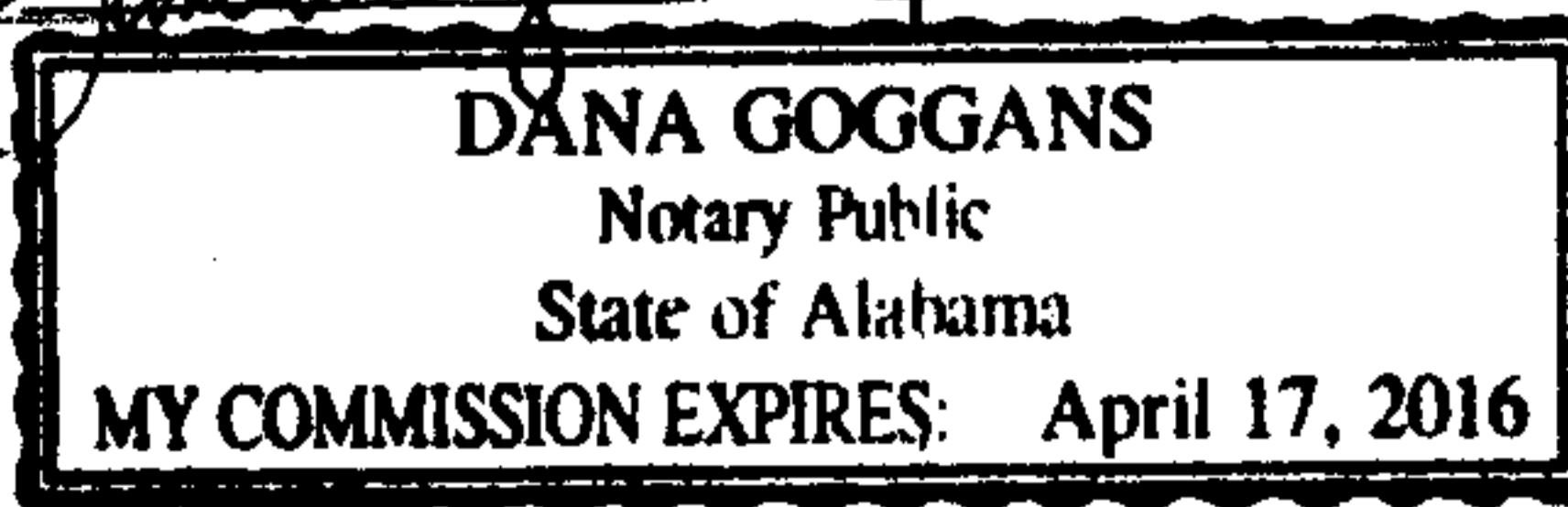
Done this the 2nd day of January, 20 13.

Joe B. Martin
GRANTOR

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Joe B. Martin, 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 said Quitclaim Deed, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 20 13.



Dana Goggans
Notary Public

Commission Expires

Exhibit A

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

✓ A. Scott Roebuck
PADEN & PADEN
Attorneys at Law
1722 - 2nd Avenue North
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

JOE B. MARTIN
62 BROOK TROUT DRIVE
SHELBY, AL 35143

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWENTY THOUSAND DOLLARS and 00/100 (\$20,000.00)** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I, **JAMES R. STARNES, A MARRIED MAN** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **JOE B. MARTIN, A MARRIED MAN**, (herein referred to as GRANTEE) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT; COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 24 AND RUN THENCE IN A NORTHERLY DIRECTION ALONG WESTERN BOUNDARY OF SAID 1/4-1/4 SECTION A DISTANCE OF 399-1/2 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN EASTERLY A DISTANCE OF 168 FEET TO A POINT; THENCE TURN TO THE LEFT AND RUN AN ANGLE OF 90 DEGREES AND RUN NORTHERLY A DISTANCE OF 32-1/2 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN WESTERLY A DISTANCE OF 168 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN SOUTHERLY OF 32-1/2 FEET TO POINT OF BEGINNING. SAID LOT HEREIN CONVEYED BEING OTHERWISE DESCRIBED AS THE NORTH 1/2 OF THE NORTH 1/2 OF LOT NO. 4 ON SURVEY OF JAMES L. RAY, JR., RESIDENT CIVIL ENGINEER AND LAND SURVEYOR DATED DECEMBER 26, 1970.

AND ALSO:

ONE (1) 1973 BUCCANEER MOBILE HOME, SIZE 12 X 70, SERIAL #872264S1379-B

Subject To:

- 1. Taxes, assessments or dues from the local district for the year 2003, and subsequent years, a lien not yet due and payable.**
- 2. Permit to Alabama Power Company as recorded in Deed Book 139, Page 425.**

This property does not constitute the homestead of the grantor nor that of his spouse.

\$18,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JAMES R. STARNES, has hereunto set his signature and seal, this the 25th day of February, 2003.



JAMES R. STARNES

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES R. STARNES, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of February, 2003.



Notary Public

My commission expires: 5-20-04



20130104000005490 3/4 \$30.50
Shelby Cnty Judge of Probate, AL
01/04/2013 10:42:24 AM 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
Mailing Address

Joe B. Martin
2226 Ross Ave
Hoover AL
35226

Grantee's Name
Mailing Address

James R. Starnes
P.O. Box 142
Shannon AL
35142

Property Address

62 Brook trout Drive Date of Sale JAN 2 2013
Shelby AL Total Purchase Price \$ 100.00
35143 or
Actual Value \$
or
Assessor's Market Value \$ 9,130

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 1-4-12

Print James R. Starnes

Unattested

(verified by)

Sign James R. Starnes

(Grantor/Grantee/Owner/Agent) circle one



20130104000005490 4/4 \$30.50
Shelby Cnty Judge of Probate, AL
01/04/2013 10:42:24 AM FILED/CERT

Form RT-1