



20130122000026930 1/3 \$19.50
Shelby Cnty Judge of Probate, AL
01/22/2013 09:42:33 AM FILED/CERT

QUIT CLAIM DEED

THIS QUIT CLAIM DEED. Executed this 17 day of January 2013.

by first party. Grantor, ("GRANTOR") CLARENCE W. FULGHAM AND FRANKIE D. FULGHAM,
as TRUSTEES FOR THE CLARENCE W. FULGHAM AND FRANKIE D. FULGHAM
REVOLCABLE TRUST

whose post office address is : 815 KING STREET, HELENA, AL. 35080

to second party, Grantee, CLARENCE W. FULGHAM AND FRANKIE D. FULGHAM, as
TRUSTEES FOR THE CLARENCE W. FULGHAM AND FRANKIE D. FULGHAM REVOLCABLE
TRUST

whose post office address is :815 KING STREET, HELENA, AL. 35080

WITNESSETH, That the said first party, for good consideration and for the sum of 10.00
paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise,
release and quitclaim unto the said second party forever, all the right, title, interest and claim
which the first party has in and to the following described parcel of land, and improvements
and appurtenances thereto in the county of SHELBY, STATE OF ALABAMA TO WIT:

PARCEL 1

STATE OF ALABAMA
SHELBY COUNTY

COMMENCE AT THE NE CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TWP 20
SOUTH, RANGE 3 WEST; THENCE RUN S 00-00'22" W ALONG THE EAST LINE OF SAID ¼ - ¼
FOR 338.53'; THENCE RUN S 89-45'24" W FOR 207.71' TO A FOUND CAP REBAR; THENCE RUN
S 01-28'07" E FOR 209.28' TO A FOUND CAP REBAR; THENCE RUN S 89-17'35" W FOR 369.70'
TO A FOUND REBAR ON THE EASTERLY RIGHT OF WAY OF ROY DRIVE; THENCE RUN S 01-
23'17" E FOR 90.00' TO A FOUND ½" REBAR AND THE POINT OF BEGINNING; THENCE
CONTINUE ON THE LAST DESCRIBED COURSE FOR 51.42' TO A POINT ON SAID RIGHT OF
WAY AND THE NORTHERLY LINE OF PARKSIDE TOWNHOMES AS RECORDED IN MAPBOOK
22, PAGE 133 IN THE SHELBY COUNTY PROBATE OFFICE; THENCE RUN N 76-12'33" E
ALONG SAID NORTHERLY LINE OF SAID PARKSIDE TOWNHOMES FOR 21.59' TO A FOUND
CAP REBAR; THENCE RUN S 77-53'09" E ALONG SAID NORTHERLY LINE OF SAID PARKSIDE
TOWNHOMES FOR 142.13'; THENCE RUN N 01-28'16" W FOR 68.08' TO A CORNER; THENCE
RUN N 87-05'37" W FOR 158.63' TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES
MORE OR LESS AND SUBJECT TO A 30' EASEMENT FOR INGRESS AND UTILITIES, ALSO THE
FOLLOWING EASEMENT:

30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES

COMMENCE AT THE NE CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TWP 20
SOUTH, RANGE 3 WEST; THENCE RUN S 00-00'22" W ALONG THE EAST LINE OF SAID ¼ - ¼
FOR 547.81'; THENCE RUN S 89-46'12" W FOR 104.75' TO A POINT IN THE CENTERLINE OF A
GRAVEL DRIVE; THENCE RUN S 25-06'27" W, ALONG SAID CENTERLINE FOR 21.29';
THENCE RUN S 29-55'55" W, ALONG SAID CENTERLINE FOR 84.82'; THENCE RUN S 35-54'00"
W, ALONG SAID CENTERLINE FOR 72.23' TO THE POINT OF BEGINNING OF A 30' EASEMENT
FOR INGRESS, EGRESS AND UTILITIES, LYING 15' ON EITHER SIDE OF THE FOLLOWING
DESCRIBED CENTERLINE; THENCE RUN S 68-54'37" W, ALONG SAID CENTERLINE FOR
88.91'; THENCE RUN N 77-53'09" W, ALONG SAID CENTERLINE FOR 294.85' TO A POINT ON
THE EASTERLY RIGHT OF WAY LINE OF ROY DRIVE AND THE END OF SAID EASEMENT.

initials of the first party C.W.F. F.D.F.
(Signatures on the next page)

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above above written. Signed, sealed and delivered in the presence of:

Rosangela M. Purvis
Signature of Witness

Clarence W. Fulgham
Signature of First Party, Grantor

RosANGELA M. Purvis
Print name of Witness

Clarence W. Fulgham
Print name of First Party, Grantor

Rosangela M. Purvis
Signature of Witness

Frankie D. Fulgham
Signature of First Party, Grantor

RosANGELA M. Purvis
Print name of Witness

Frankie D. Fulgham
Print name of First Party, Grantor

STATE OF ALABAMA
COUNTY OF SHELBY


I, Jeralyn C. Chastain, the undersigned, as Notary Public in and for said County in said State, hereby certify that C. W. Fulgham and Frankie D. Fulgham, whose name is signed to the foregoing instrument as owner, who is known to me, acknowledged before me, on this date that, after being duly informed of the contents of the foregoing instrument, executed same voluntarily as such individual with full authority thereof on the day same bears date.

Given under my hand and seal this the 17 day of January, 2013

BY: *Jeralyn C. Chastain*
Notary Public

My Commission expires _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 5, 2018
BONDED THRU NOTARY PUBLIC UNDERWRITERS

J. M. Allen
P.O. Box 1195
Pelham, Alabama 35124
663-4251


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Real Estate Sales Validation Form

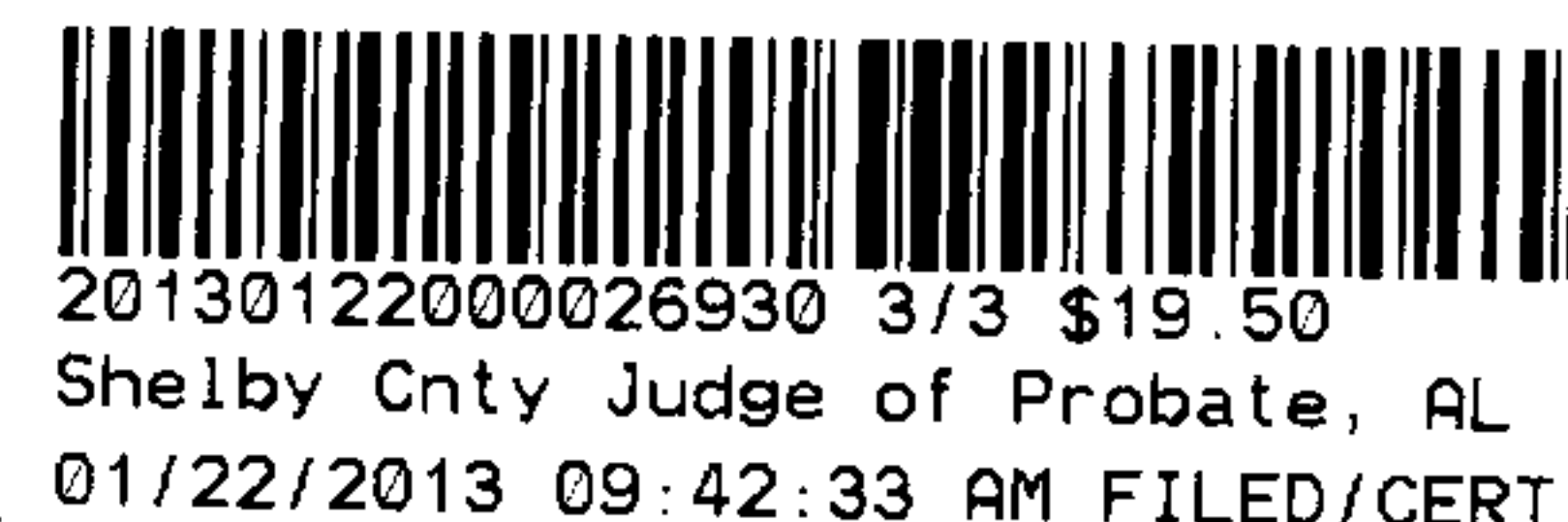
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Clarence W & Frankie D. Fulgham Grantee's Name _____
Mailing Address 815 King St. Truss Mailing Address _____
Helena AL 35180

Property Address 103 Fulgham Lane Date of Sale 1-17-2013
Helena AL 35180 Total Purchase Price \$ 500.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ Exempt

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 requirements 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 Clarence W. Fulgham & Frankie D. Fulgham

Unattested

(verified by)

Sign Clarence W. Fulgham Frankie D. Fulgham
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1