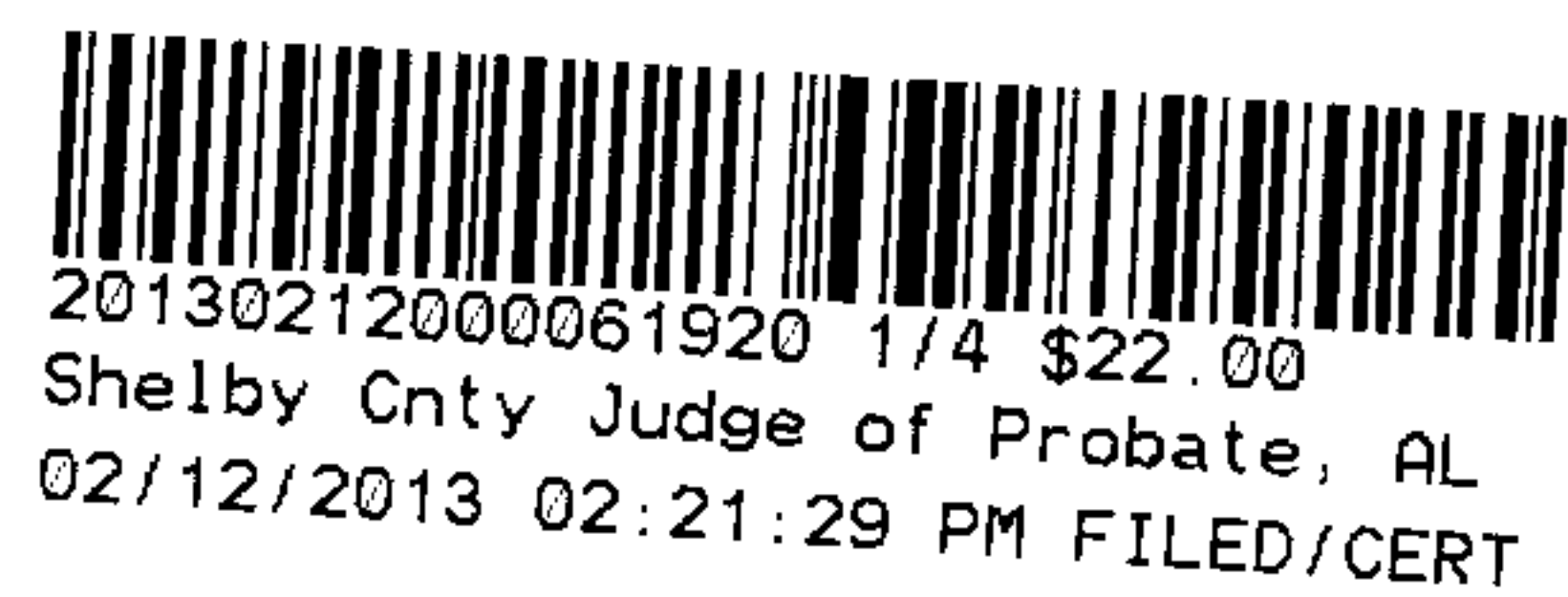


After Recording Return to:
John S. Shelton
8911 Highway 51
Sterrett, AL 35147

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-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

TRANSFER TO REMOVE MIDDLE NAME.
GRANTOR AND GRANTEE REMAIN THE SAME
Therefore, Deed Tax \$1.00

Mail Tax Statements To:
John S. Shelton
8911 Highway 51,
Sterrett, AL 35147

Tax ID: 58-08-5-21-0-001-027.002
File #: DFS-SS27478-AB

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, JOHN S. SHELTON, a married man, who acquired title as JOHN STEVEN SHELTON, herein joined by his spouse, KELLEY K. SHELTON, whose address is 8911 Highway 51, Sterrett, AL 35147 (hereinafter called Grantor), for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to JOHN S. SHELTON, an married man, whose address is 8911 Highway 51, Sterrett, AL 35147, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 12-22-4-001-047.000
Commonly known as: 8911 Highway 51, Sterrett, AL 35147

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 10TH day of JANUARY, 2012^{OTE}₁₃ JP

WITNESSES:

Witness

Print Name

Witness

Witness

John S. Shelton
JOHN S. SHELTON a/k/a
~~JOHN E. SHELTON, III~~
Kelley K. Shelton
KELLEY K. SHELTON

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public ^{JP} in and for said County, in said State, hereby certify that JOHN S. SHELTON ~~a/k/a JOHN E. SHELTON, III~~ and KELLEY K. SHELTON, whose names are 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 she executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 10TH day of JANUARY, 2013 JP
[Signature]
NOTARY PUBLIC
My Commission Expires: 07-06-2014

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Curphey & Badger
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

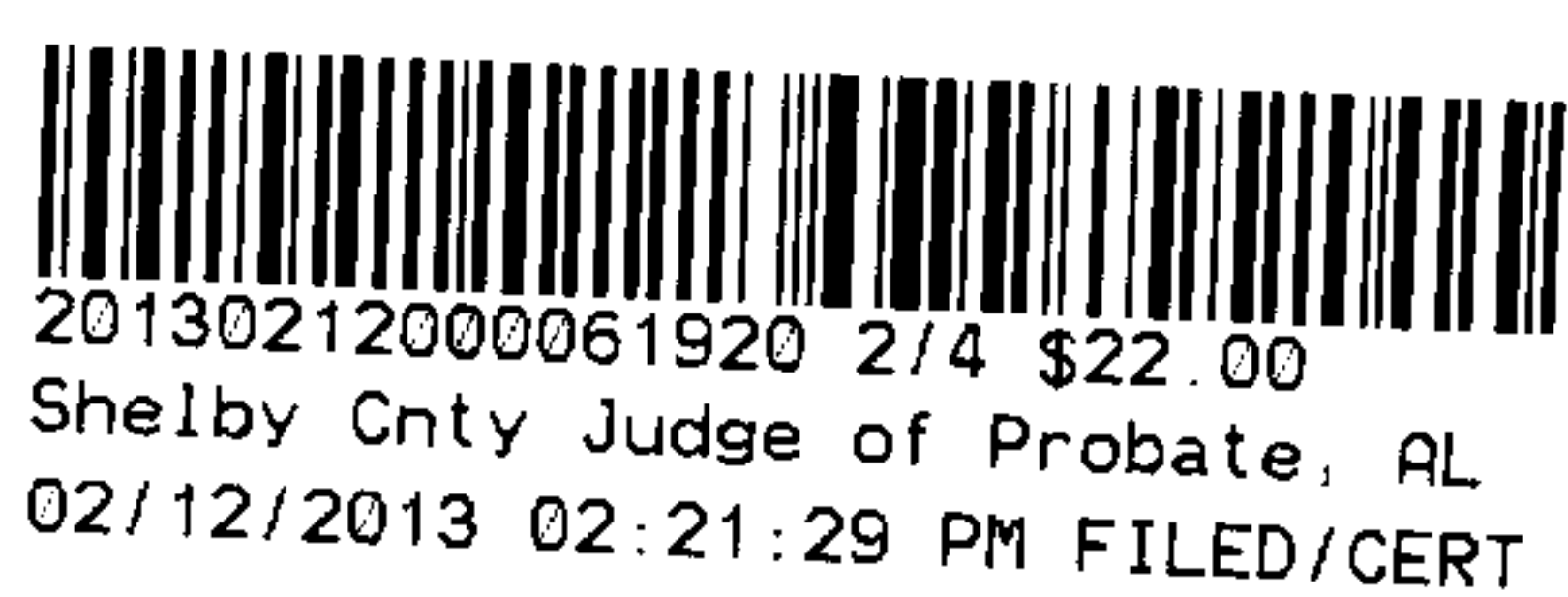


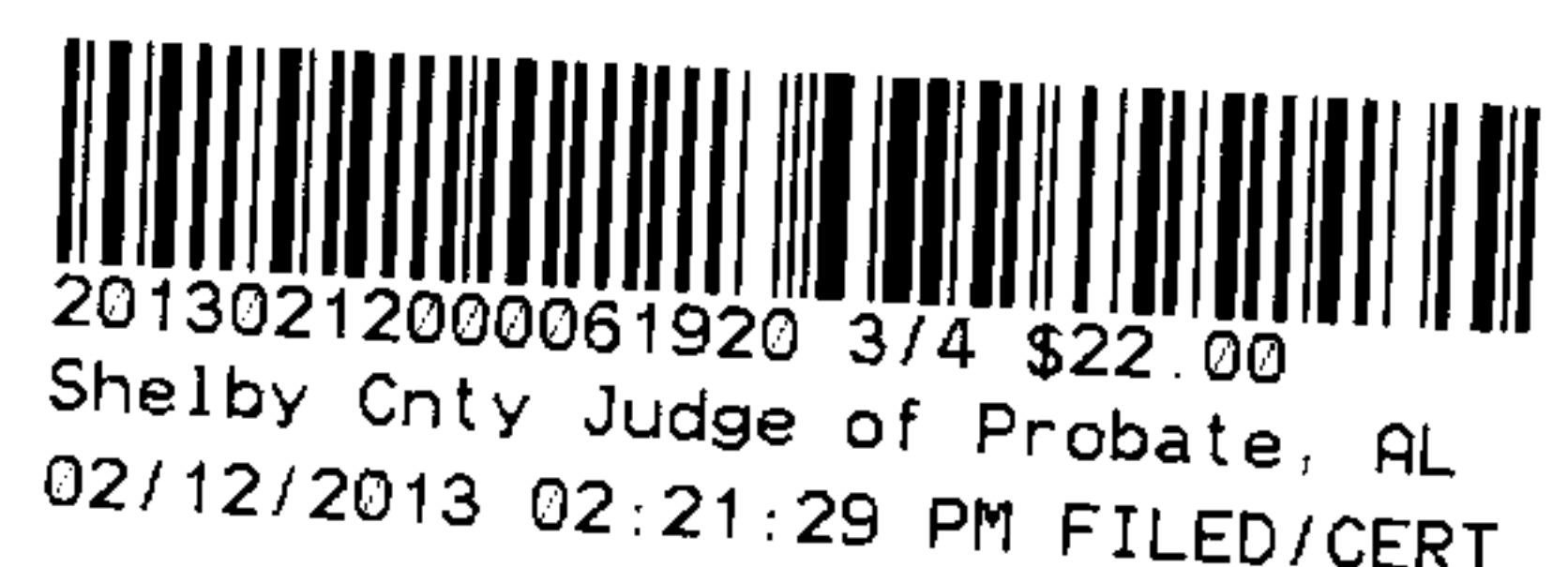
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE, IN PLACE, ACCEPTED AS THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 87 DEG. 20 MIN. 57 SEC. EAST ALONG THE SOUTH BOUNDARY OF SAID 1/4 1/4 SECTION FOR A DISTANCE OF 329.66 FEET TO AN IRON PIPE IN PLACE; THENCE PROCEED NORTH 02 DEG. 43 MIN. 24 SEC. EAST FOR A DISTANCE OF 667.24 FEET (SET 1/2 INCH REBAR) TO A POINT ON THE NORTH BOUNDARY OF SHELBY COUNTY ROAD #51; THENCE PROCEED NORTH 59 DEG. 57 MIN. 55 SEC. WEST FOR A DISTANCE OF 225.79 FEET (SET 1/2 INCH REBAR) TO THE POINT OF BEGINNING; FROM THIS BEGINNING POINT, PROCEED SOUTH 52 DEG. 18 MIN. 23 SEC. WEST FOR A DISTANCE OF 113.03 FEET (SET 1/2 INCH REBAR); THENCE PROCEED NORTH 75 DEG. 59 MIN. 54 SEC. WEST FOR A DISTANCE OF 285.90 FEET (SET 1/2 INCH REBAR); THENCE PROCEED NORTH 44 DEG. 49 MIN. 58 SEC. EAST FOR A DISTANCE OF 241.18 FEET (SET 1/2 INCH REBAR); THENCE PROCEED SOUTH 48 DEG. 59 MIN. 49 SEC. EAST FOR A DISTANCE OF 260.78 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

ALSO, A 20 FOOT INGRESS AND EGRESS EASEMENT BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT AN IRON PIPE, IN PLACE, ACCEPTED AS THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 87 DEG. 20 MIN. 57 SEC. EAST ALONG THE SOUTH BOUNDARY OF SAID 1/4 1/4 SECTION FOR A DISTANCE OF 329.66 FEET TO AN IRON PIPE IN PLACE; THENCE PROCEED NORTH 02 DEG. 43 MIN. 24 SEC. EAST FOR A DISTANCE OF 667.24 FEET (SET 1/2 INCH REBAR) TO A POINT ON THE NORTH BOUNDARY OF SHELBY COUNTY ROAD #51; THENCE PROCEED SOUTH 52 DEG. 05 MIN. 55 SEC. WEST ALONG THE RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 111.48 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; FROM THIS BEGINNING POINT, PROCEED NORTH 09 DEG. 39 MIN. 55 SEC. WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 33.49 FEET; THENCE PROCEED NORTH 29 DEG. 49 MIN. 53 SEC. WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 45.63 FEET; THENCE PROCEED NORTH 60 DEG. 53 MIN. 55 SEC. WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 40.92 FEET; THENCE PROCEED NORTH 76 DEG. 26 MIN. 40 SEC. WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 124.35 FEET TO THE TERMINATION OF SAID EASEMENT.

Parcel ID: 58-08-5-21-0-001-027.002



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 Steven Shelton
Mailing Address 8911 Highway 51
Sterrett, AL 35177

Grantee's Name John S. Shelton
Mailing Address 8911 Highway 51
Sterrett, AL 35177

Property Address 8911 Highway 51
Sterrett, AL 35177

Date of Sale 1-10-13

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 210,000

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 1/10/13

Print John S. Shelton

____ Unattested

(verified by)

Sign John S. SHELTON
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130212000061920 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
02/12/2013 02:21:29 PM FILED/CERT