


THIS INSTRUMENT PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:

QUIT CLAIM DEED

State of Alabama }
:
County of Shelby }


20130222000076410 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
02/22/2013 03:07:24 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of to clear title and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Rhonda Carol Spratlin Daniel, a married woman, and Roger Hugh Spratlin, a married man**, (hereinafter referred to as "GRANTORS"), hereby remise, release, quit claim, grant, sell, and convey unto **William F. Spratlin and Jenny Y. Spratlin**, (hereinafter referred to as "GRANTEES"), as joint tenants with right of survivorship, all their right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject to:

Advalorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013.

The property conveyed herein does not constitute the homestead of the grantors or that of their spouse.

This deed is given to clear any potential overlap based upon legal description set forth in that certain deed recorded in Instrument No. 20120625000222900 and without it, subject premises may not have access for purposes of ingress and egress.

TO HAVE AND TO HOLD to said GRANTEES as joint tenants with right of survivorship, forever.

Given under his hand and seal, this 19th day of February, 2013.

Witness

Witness


Rhonda Carol Spratlin Daniel

Roger Hugh Spratlin

STATE OF ALABAMA}
COUNTY OF JEFFERSON}

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rhonda Carol Spratlin Daniel, a married woman, whose names 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, 2013.

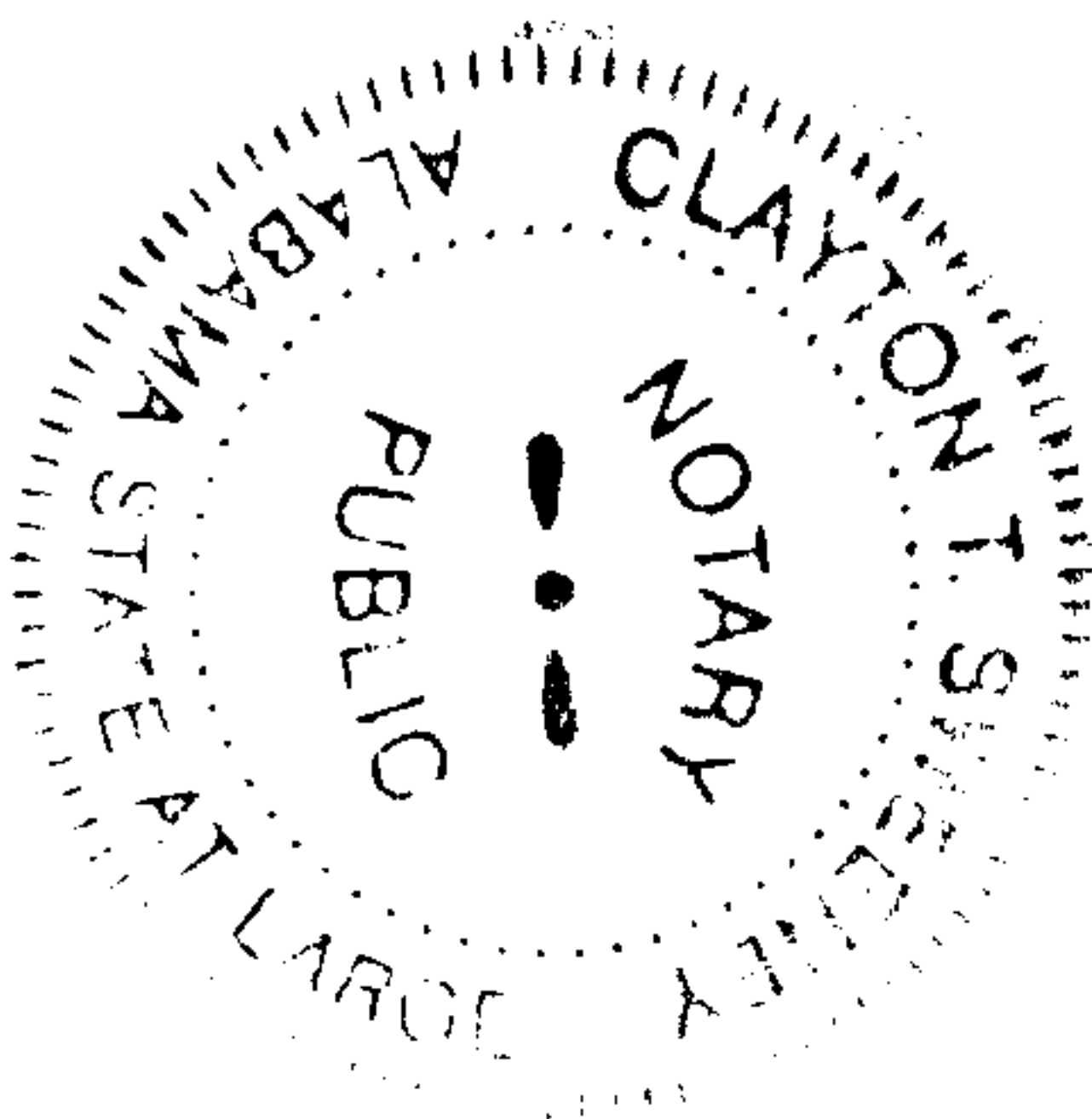



NOTARY PUBLIC
My Commission Expires: 6/5/2015

STATE OF ALABAMA}
COUNTY OF JEFFERSON}

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roger Hugh Davis, a married man, 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 and official seal this 19th day of February, 2013.




NOTARY PUBLIC
My Commission Expires: 6/5/2015



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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land with parcel ID #s 154180000015.002 situated in the East half of the Southeast quarter of the Southeast quarter of Section 18, Township 20 S Range 1 W, Shelby County Alabama being more particularly described as follows:

Commence at a 3" capped iron locally accepted to be the Southeast corner of said Section 18; thence run North 00 degrees, 00 minutes, 56 seconds East along the East line of said Section 18 for a distance of 1,315.63 feet to an iron pin found locally accepted to be the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 18; thence run North 88 degrees, 21 minutes, 19 seconds West along the North line of said quarter-quarter Section for a distance of 456.46 feet to a point; thence run South 00 degrees, 03 minutes, 51 seconds West for a distance of 1033.67 feet to the point of beginning; thence run South 89 degrees, 56 minutes, 09 seconds East for a distance of 90.75 feet to an iron pin; thence run South 10 degrees, 08 minutes, 51 seconds East for a distance of 88.13 feet to an iron pin; thence run South 36 degrees, 26 minutes, 03 seconds East for a distance of 149.28 feet to an iron pin; thence run South 53 degrees, 22 minutes, 11 seconds East for a distance of 104.70 feet to an iron pin on the Northwest Right-of-Way line of Shelby County Highway #74 also being on a curve to the right having a central angle of 02 degrees, 34 minutes, 15 seconds and a radius of 1560.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along said R-O-W line for a distance of 70.00 feet to an iron pin; thence run North 89 degrees, 39 minutes, 59 seconds West for a distance of 213.62 feet to an iron pin; thence run North 00 degrees, 03 minutes, 51 seconds East for a distance of 292.41 feet to the point of beginning. Said parcel containing 1.1 acres, more or less.



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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 Rhonda Carol Spratlin Daniel
Mailing Address Roger Hugh Spratlin
3408 Chippenham Circle
Birmingham, AL 35242

Grantee's Name William F. Spratlin
Mailing Address Jenny Y. Spratlin
901 Hidden Ridge
Chelsea, AL 35043

Property Address Hwy 74
Chelsea, AL 35043

Date of Sale February 19, 2013
Total Purchase Price \$


or
Actual Value \$ 15,500.00

or
Assessor's Market Value \$ To clear title

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


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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 Rhonda Carol Spratlin Daniel
and Roger Hugh Spratlin

☐ Unattested
(verified by) _____

Sign Rhonda Carol Spratlin Daniel
(Grantor/Grantee/Owner/Agent) circle one Daniel

Form RT-1