

This instrument was prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

Send Tax Notice To:
Pamela Raines and John Tilton
212 East Sterrett Street
Columbiana, AL 35051

Quit Claim Deed

(Title Not Examined - No Opinion Expressed)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Three Thousand and No/100 Dollars (\$123,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, Pamela Raines, a married woman, Greg Brand, an unmarried man, and John Tilton, an unmarried man (herein referred to as Grantors) do grant, bargain, sell and convey unto Pamela Raines and John Tilton (herein referred to as Grantees) the following described real estate situated in Shelby County, Alabama to-wit:

That part of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama described as follows: Commence at the Southwest corner of said Section 24, and run North 2 degrees 19 minutes West (magnetic bearing) along said Section line for a distance of 1311.26 feet to a point (being the Northwest corner of said 1/4-1/4 section); thence North 85 degrees, 28 minutes East (MB) along said 1/4-1/4 section line for a distance of 1337.0 feet to a point (being Northeast corner of said 1/4-1/4 section); thence South 2 degrees 06 minutes 30 seconds East along said 1/4-1/4 section line for a distance of 639.0 feet to the point of beginning, which said point is on the North margin of the J.D. and Polly C. Rowland lot; thence South 87 degrees 53 minutes 30 seconds West (MN) for a distance of 9.0 feet to a point; thence South 2 degrees 06 minutes 30 seconds East (MB) for a distance of 147 feet, more or less, to the North boundary of East Sterrett Street, as described in that certain right of way deed recorded in Deed Book 228, at Page 356, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 87 degrees, 17 minutes 30 seconds West along the North boundary of said East Sterrett Street for a distance of 200 feet to the Southwest corner of what was formerly known as the Williams lot; thence North and parallel with the East boundary of said 1/4-1/4 section for a distance of 209 feet; thence Easterly, parallel with North boundary of said 1/4-1/4 section, for a distance of 209 feet to the East boundary of said 1/4-1/4 section; thence South along the East boundary of said 1/4-1/4 section for a distance of 59 feet, more or less to the point of beginning.

Subject to easements and restrictions of record.

The property conveyed is not the homestead of the grantor nor that of her spouse.

\$0.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 16th day of February, 2013

Pamela Raines (L.S.)
Pamela Raines

Greg Brand (L.S.)
Greg Brand

John Tilton (L.S.)
John Tilton

STATE OF)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pamela Raines, Greg Brand, and John Tilton whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of February, 2013

[NOTARY SEAL]

[Signature]
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 12, 2014



20130408000144080 1/2 \$138.00
Shelby Cnty Judge of Probate, AL
04/08/2013 12:29:45 PM FILED/CERT

Shelby County, AL 04/08/2013
State of Alabama
Deed Tax: \$123.00

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

Pamela Barnes
212 East Sterrett Street
Columbiana, AL 35051

Grantee's Name
Mailing Address

Pamela Barnes & John Tilton
212 East Sterrett Street
Columbiana, AL
35051

Property Address

212 East Sterrett Street
Columbiana, AL 35051

Date of Sale

2/16/13

Total Purchase Price \$

123,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

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

4/4/13

Print

Jeff W. Farmer

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130408000144080 2/2 \$138.00
Shelby Cnty Judge of Probate, AL
04/08/2013 12:29:45 PM FILED/CERT