

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
220 Westover Circle
WESTOVER, AL 35147

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Ruby I. Roper unmarried (herein referred to as GRANTOR, whether one or more) hereby releases, quitclaims, grants, sells, and conveys unto Ivey L. Roper, unmarried, (herein referred to as GRANTEE, whether one or more), all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

SEE "ATTACHMENT A,"
attached hereto and incorporated by reference as if fully set out herein.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns of GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 8 day of April, 2013.

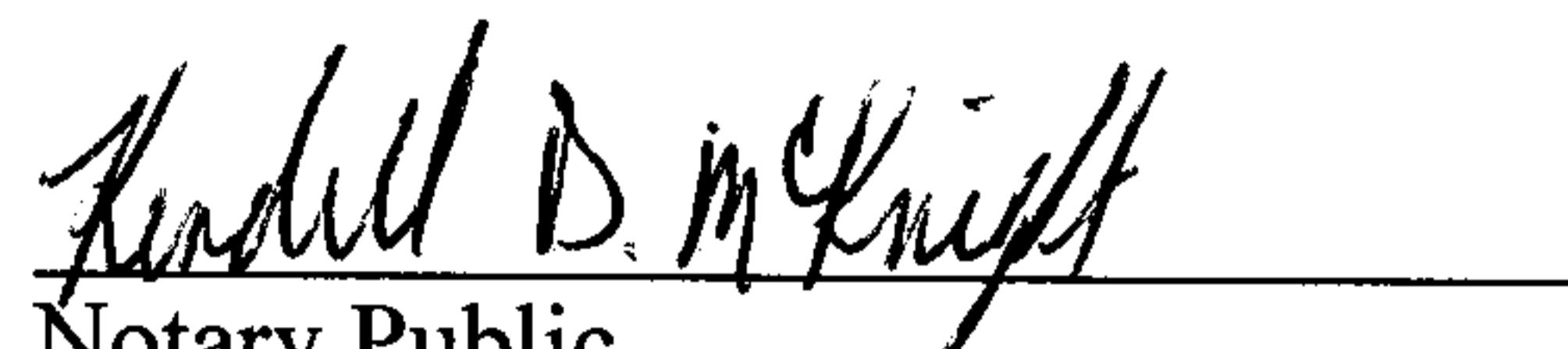

Ruby I. Roper

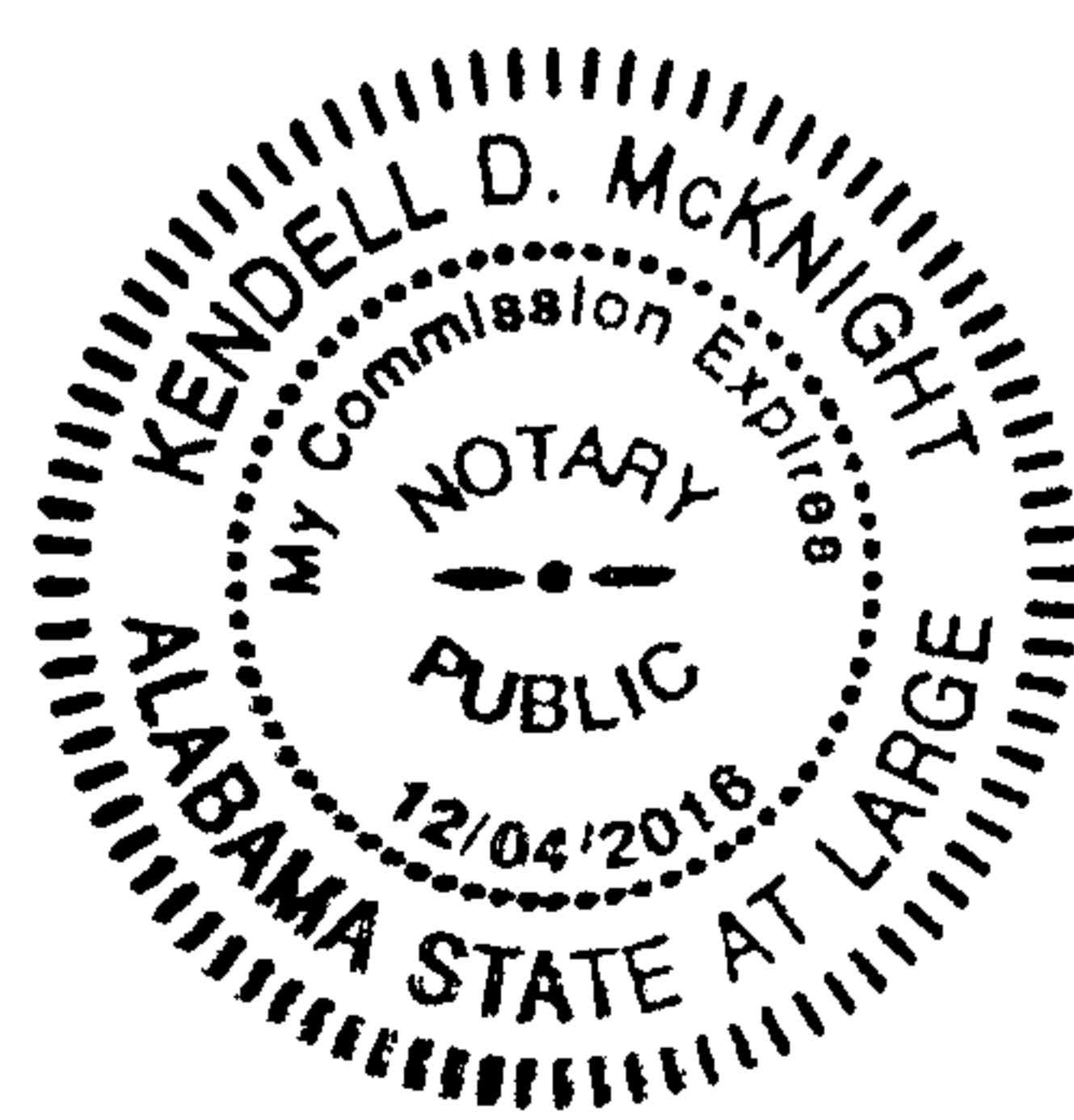
STATE OF ALABAMA)
MONTGOMERY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby I. Roper., 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of April,
2013.


KENDALL D. MCKNIGHT
Notary Public
My Commission Expires: 12/4/2016



ATTACHMENT A,"

PARCEL NO. 1

SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, LESS AND EXCEPT that part thereof which is described as follows: From the SE corner of said Section 24, run North along the East boundary of said Section a distance of 571.14 feet to the point of beginning; thence continue in a straight line a distance of 753.68 feet to a point being the NE corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24; thence left 91 deg. 01 min. 29 sec. a distance of 301.70 feet; thence left 101 deg. 29 min. 31 sec. a distance of 254.32 feet; thence right 12 deg. 31 min. a distance of 500.00 feet; thence left 90 deg. a distance of 247.37 feet to the point of beginning; and also LESS AND EXCEPT a part thereof which is described as follows: Beginning at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24 and run East along the N. boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 523.45 feet; thence right 172 deg. 04 min. 29 sec. a distance of 145.86 feet; thence right 10 deg. 55 min. 02 sec. a distance of 379.49 feet to the point of beginning. Such two excepted parcels containing approximately 4.5 acres, leaving in the $\frac{1}{4}$ - $\frac{1}{4}$ Section approximately 35.5 acres, more or less.

PARCEL NO. 2

That part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama described as follows: From the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24 run West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 301.70 feet to the point of beginning; thence continue in a straight line a distance of 355.06 feet; thence right 172 deg. 04 min. 29 sec. a distance of 126.69 feet; thence left 80 deg. 35 min. a distance of 424 feet, more or less, to the South R.O.W. line of U.S. Highway 280, also known as the Florida Short Route Highway; thence Southeasterly along said R.O.W. line to a point where said R.O.W. line intersects the East boundary of said Section 24; thence South along the said East boundary of said Section 24 to a point which is 155.22 feet North of the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24; thence right 76 deg. 29 min. a distance of 329.34 feet; thence left 89 deg. 00 min. a distance of 85.68 feet to the point of beginning, LESS AND EXCEPT that part thereof which is occupied by old U.S. Highway 280, a well traveled way.

SUBJECT TO THE FOLLOWING LIMITATIONS, RESTRICTIONS, AND EASEMENTS:

1. Subject to right-of-way for U.S. Highway 280, also known as the Florida Short Route Highway, as shown by instruments recorded in the office of the Judge of Probate of Shelby County, Alabama, as follows: dated August 12, 1931 and recorded in Civil Min. Book 9, at Page 241; dated September 30, 1933 and recorded in Deed Book 95, at Page 532; and dated April 25, 1938 and recorded in Deed Book 104, at Page 450.

2. Subject to right-of-way and easement for old U.S. Highway 280, a well traveled way, as shown by survey of Frank W. Wheeler, Registered Land Surveyor No. 3385, dated March 15, 1973.

3. Subject to Transmission Line Permit to Alabama Power Company, dated May 31, 1961 and recorded in Deed Book 217, at Page 120, in said Probate Records.

Real Estate Sales Validation Form

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

Grantor's Name Ruby I. Roper
Mailing Address 2418 Palmetto Street
Montgomery, AL 36007-2340

Grantee's Name Ivey L. Roper
Mailing Address 220 Westover Circle
Westover, AL 35147

Property Address 220 Westover Circle
Westover, AL 35147

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 158,220.00

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 TAX ASSESSOR'S VALUE / ASSESSMENT
 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 any


20130412000150540 3/3 \$176.50
Shelby Cnty Judge of Probate, AL
04/12/2013 09:00:25 AM FILED/CERT

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 04-03-2013

Print Ivey L. Roper

Unattested

Sign Ivey L. Roper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one