

20130703000271750 1/4 \$38.50
Shelby Cnty Judge of Probate, AL
07/03/2013 08:21:41 AM FILED/CERT

Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Larry & Jeni Garrett

Name Jim Phillips

Address: 11 Dunbar Dr.

Address 31 Hidden Valley Rd.

City/State/Zip: Calera, AL 35040

City/State/Zip Deatsville AL 36022

Property Tax Parcel/Account Number: 284 20 0 000 016.000

Quitclaim Deed

This Quitclaim Deed is made on _____, between

Jim Phillips, Grantor, of 31 Hidden Valley Road

_____, City of DEATSVILLE, State of ALABAMA,

and Larry & Jeni Garrett, Grantee, of 11 Dunbar Dr

_____, City of Calera, State of Alabama 35040.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at _____

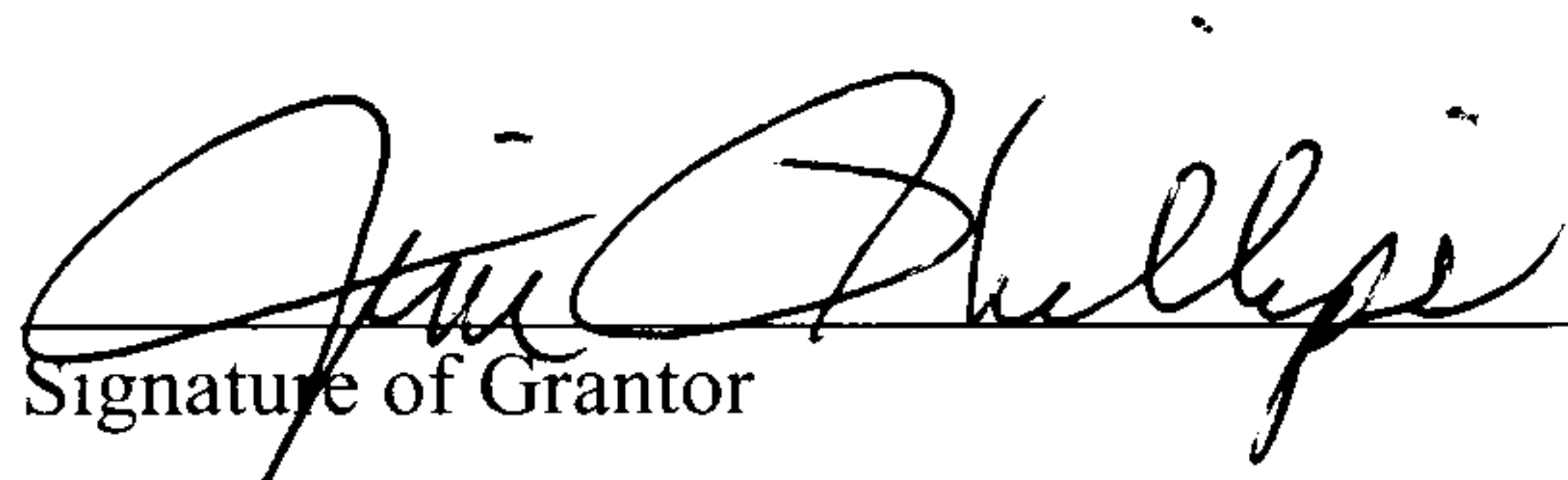
_____, City of CALERA, State of ALABAMA :

"SEE EXHIBIT 'A' FOR PROPERTY DESCRIPTION."

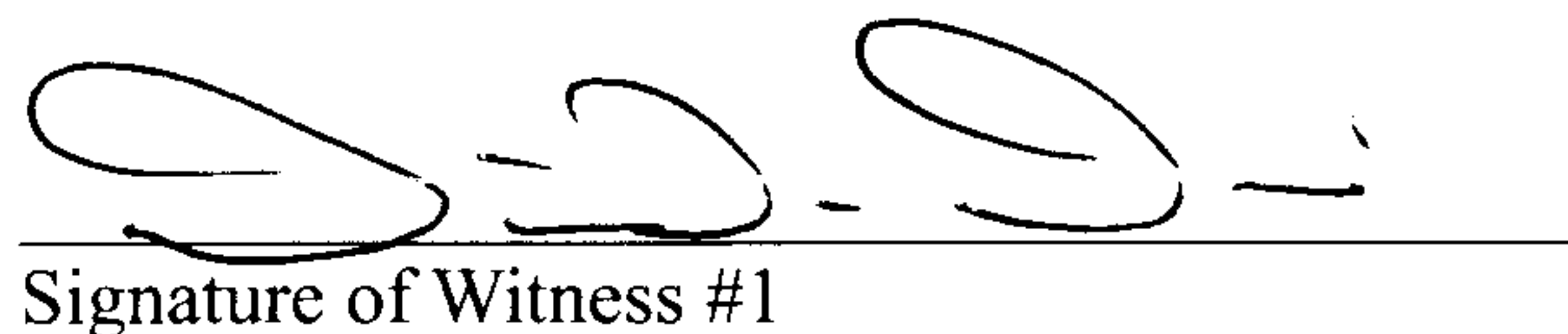
Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 6/28/2013


Signature of Grantor

Jim Phillips
Name of Grantor


Signature of Witness #1

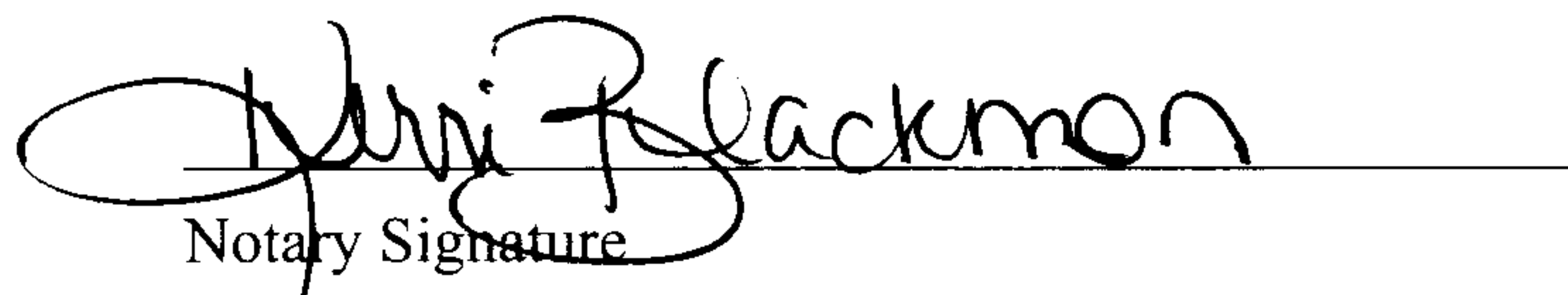
DAVID A. DAVIS
Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Alabama County of Autauga
On June 28, 2013, the Grantor, Jim Phillips,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

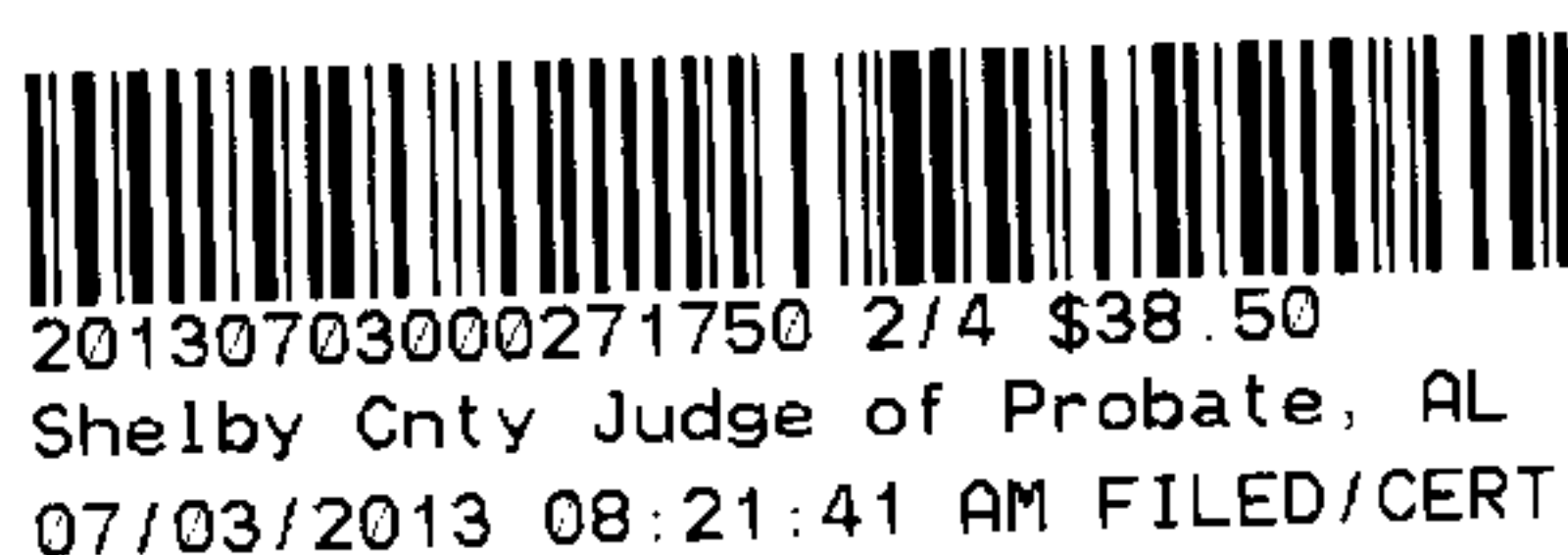

Notary Signature

Notary Public,

In and for the County of Autauga State of Alabama

My commission expires: 2-27-2014

Send all tax statements to Grantee.



★NOVA Quitclaim Deed Pg 2 (09-09)

EXHIBIT A

BOOK 336 PAGE 607

Begin at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 20, T-22-S, R-2-W, thence run South, along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., a distance of 146.00 ft., thence turn an angle of 88 deg. 21 min. to the left, and run a distance of 188.83 ft., to the West R.O.W. line of the Spring Creek Hwy., thence turn an angle of 107 deg. 16 min. to the left and run along said R.O.W. line, a distance of 153.39 ft., to the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, thence turn an angle of 72 deg. 44 min. to the left and run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., a distance of 148.62 ft., to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 20, T-22-S, R-2-W, Shelby County, Alabama and

BOOK 336 PAGE 608

Commence at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 20, T-22-S, R-2-W, thence run South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., a distance of 146.00 ft., to the point of beginning, thence continue South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., a distance of 282.23 ft., thence turn an angle of 89 deg. 54 min. to the left, and run a distance of 266.30 ft., to the West R.O.W. line of the Spring Creek Hwy., thence turn an angle of 105 deg. 43 min. to the left and run along said R.O.W. line a distance of 287.89 ft., thence turn and angle of 72 deg. 44 min. to the left and run a distance of 188.83 ft., to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 20, T-22-S, R-2-W, Shelby County, Alabama.

Subject to easements and restrictions of record.



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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 Jim Phillips
Mailing Address 31 Hidden Valley Rd.
DEATSVILLE, AL
36022

Grantee's Name Larry & Teri Garrett
Mailing Address 11 Dewar Dr
Calera, AL 35040

Property Address 725 Cordell
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ 17,500.00

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
☐ 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 6/28/2013

Print Jim Phillips

Sign [Signature]

☐ Unattested

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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