

QUITCLAIM DEED

20130710000282180 1/3 \$194.00
Shelby Cnty Judge of Probate, AL
07/10/2013 03:53:03 PM FILED/CERT

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS (\$10), and in hand paid to the undersigned, the receipt whereof is hereby acknowledged, and other good and valuable consideration, the undersigned James Corey House hereby remises, releases, quit claims, and conveys to Angela M. House all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL A:

Beginning at a #5 rebar capped EDG set at the SE corner of Block 122 of E. S. Safford's Map of Shelby, dated 1890, as recorded in Map Book 3, Page 38 & 47 in the Office of the Judge of Probate in Shelby County, Alabama and the North right of way of Fifth Avenue, said point being the POINT OF BEGINNING; thence South 89 degrees 50 minutes 42 seconds West along the South line of Lots 32 through 21 of said Block 122 and the North line of said right of way, a distance of 300.00 feet to a 1-1/2" open pipe found at the SW corner of Lot 21 of said Block 122; thence North 89 degrees 41 minutes 34 seconds West along the South line of Lots 20 through 17 of said Block 122 and the North line of said right of way, a distance of 99.98 feet to a 1" open pipe found at the SW corner of said Block 122; thence South 89 degrees 50 minutes 12 seconds West along the North line of said right of way, a distance of 69.63 feet to a #5 rebar capped EDG set at the SE corner of Block 121 of said E.S. Safford's Map of Shelby; thence South 89 degrees 55 minutes 15 seconds West along the south line of Lots 32 through 29 of said Block 121 and the north line of said right of way, a distance of 100.00 feet to a PK nail set at the SW corner of Lot 29 of said Block 121; thence North 00 degrees 05 minutes 11 seconds East along the West line of said Lot 29 and leaving said right of way, a distance of 120.00 feet to a cross cut at the NW corner of Lot 29 of said Block 121 and on the South line of a 20' alley; thence North 89 degrees 55 minutes 15 seconds East along the North line of Lots 29 through 32 of said Block 121 and the South line of said alley, a distance of 100.00 feet to a 2" open pipe found at the NE corner of Lot 32 of said Block 121; thence continue easterly along said line and leaving said alley, a distance of 69.63 feet to a 1" open pipe found at the NW corner of Lot 17 of said Block 122 and the South line of a 20' alley; thence North 89 degrees 56 minutes 45 seconds East along the North line of Lots 17 through 32 of said Block 122 and the South line of said alley, a distance of 400.00 feet to a #5 rebar capped EDG set at the NE corner of Lot 32 of said Block 122 and the West right of way of Tenth Street; thence South 00 degrees 05 minutes 44 seconds West along the East line of said Lot 32 of said Block 122 and the West line of said right of way, a distance of 120.00 feet to the POINT OF BEGINNING.

PARCEL B:

Beginning at a #5 rebar capped EDG set at the NW corner of Block 122 of E. S. Safford's Map of Shelby dated 1890 as recorded in Map Book 3, Page 38 & 47 in the Office of the Judge of Probate in Shelby County, Alabama and the South right of way of Fourth Avenue, said point being the POINT OF BEGINNING; thence North 89 degrees 56 minutes 45 seconds East along the North line of Lots 1 through 6 and the western 6' of Lot 7 of said Block 122 and North line of said right of way, a distance of 156.00 feet to a #5 rebar capped EDG set; thence South 00 degrees 05 minutes 11 seconds West, a distance of 120.00 feet to a #5 rebar capped EDG set on the North line of a 20' alley; thence South 89 degrees 56 minutes 45 seconds West along the South line of the western 6' of Lot 7 and Lots 6 through 1 and along the North line of a 20' alley, a distance of 156.00 feet to a #5 rebar capped EDG set at the SW

corner of Lot 1 of said Block 122 said point also lying on the East right of way of Ninth Street; thence North 00 degrees 05 minutes 11 seconds East along the West line of said Lot 1 and along said East right of way, a distance of 120.00 feet to the POINT OF BEGINNING.

According to the survey of Joseph Schifano, III, dated November 17, 2009.

TO HAVE AND TO HOLD Unto the said GRANTEE and her heirs and assigns, in fee simple.

Given under my hand this 1 Day of July, 2013.

By James Corey House His agent
Chris House

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STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Corey House whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 1 day of July, 2013.

[NOTARIAL SEAL]

Christopher Robin Brasher

Notary Public

Printed Name: Christopher Robin Brasher

My Commission Expires: Nov 10, 2014

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 10, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 07/10/2013
State of Alabama
Deed Tax: \$176.00

Real Estate Sales Validation Form

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

Grantor's Name Coney House
Mailing Address 211 Weatherly Way
Pelham AL 35124

Grantee's Name Angela House
Mailing Address 78 Marigold Rd
Shelby AL 35143

Property Address 78 Marigold Road
Shelby AL 35143


Date of Sale 7-1-13
Total Purchase Price \$ _____
or
Actual Value \$ _____
or

Assessor's Market Value \$351,340. (Total

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.

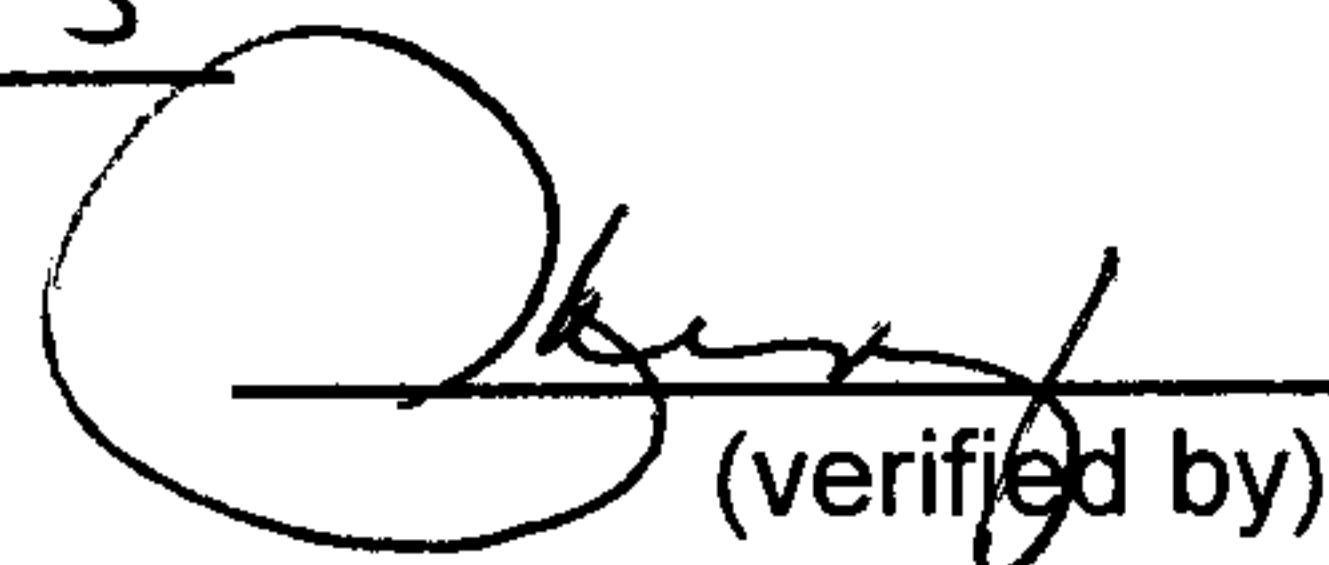
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/10/13

Print _____

☒ Unattested


(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one