

The purpose of this Deed is to change the name of the original Grantee, Gigi N. Shelnutt, to reflect her current married name, Gigi Grace Oman, and to transfer ownership of the real property to Gigi Grace Oman and spouse, Christopher Henry Oman, in whose joint names the two (2) manufactured homes which are permanently affixed to this real property are titled.

QUITCLAIM DEED

20130802000313990 1/3 \$76.00
Shelby Cnty Judge of Probate, AL
08/02/2013 09:54:04 AM FILED/CERT

STATE OF ALABAMA, SHELBY COUNTY


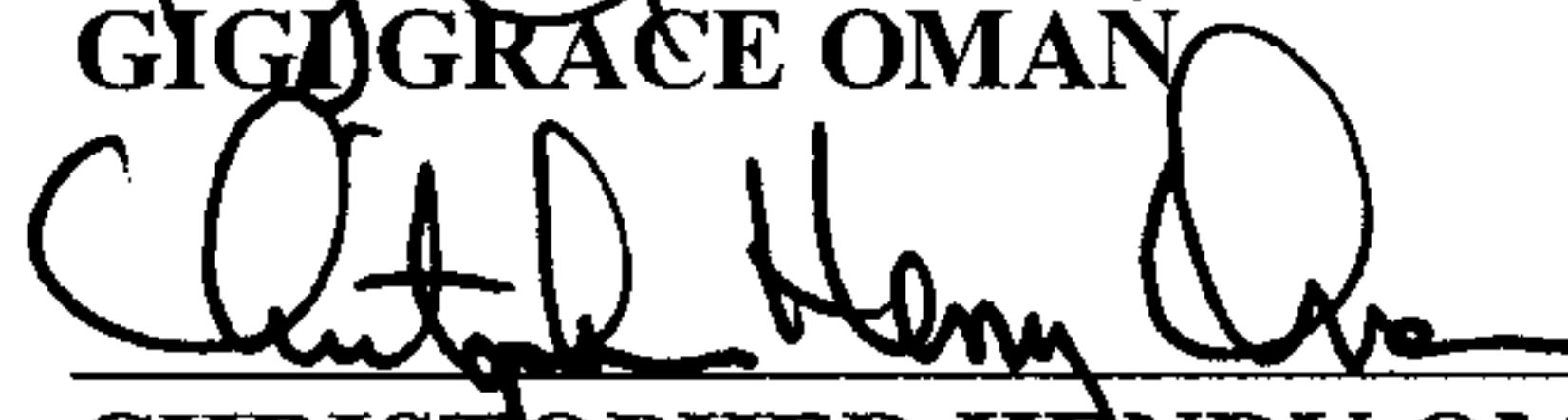
KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged by each of the parties hereto to the other, the undersigned **GIGI GRACE OMAN and spouse, CHRISTOPHER HENRY OMAN** (hereinafter called "Grantors") hereby remise, release, quit claim, grant, sell, and convey to **GIGI GRACE OMAN and spouse, CHRISTOPHER HENRY OMAN**, (hereinafter called "Grantees"), as Tenants in Common, all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See the real property described on Exhibit A, attached hereto and included herein by reference the same as if set forth in its entirety.

NOTE: GIGI N. SHELNUTT and GIGI GRACE OMAN are one and the same person.

TO HAVE AND TO HOLD to said Grantees, as Tenants in Common.

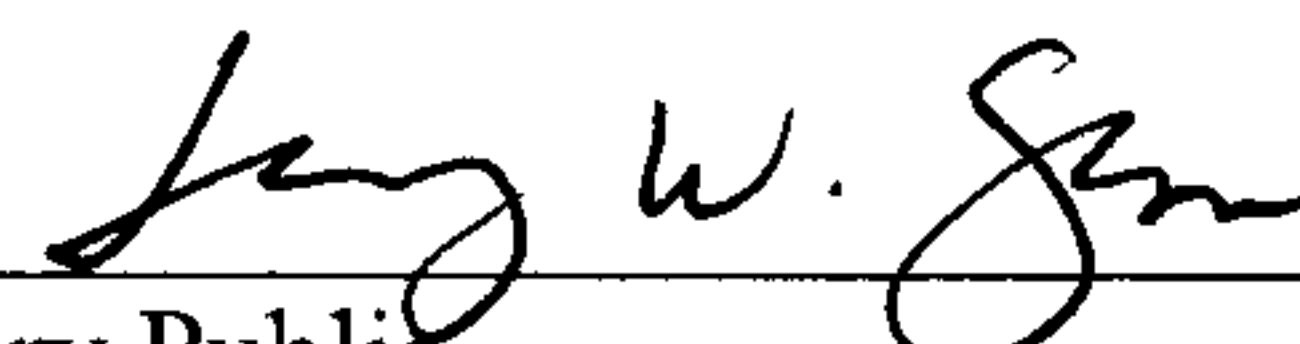
IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 28th day of February, 2013.

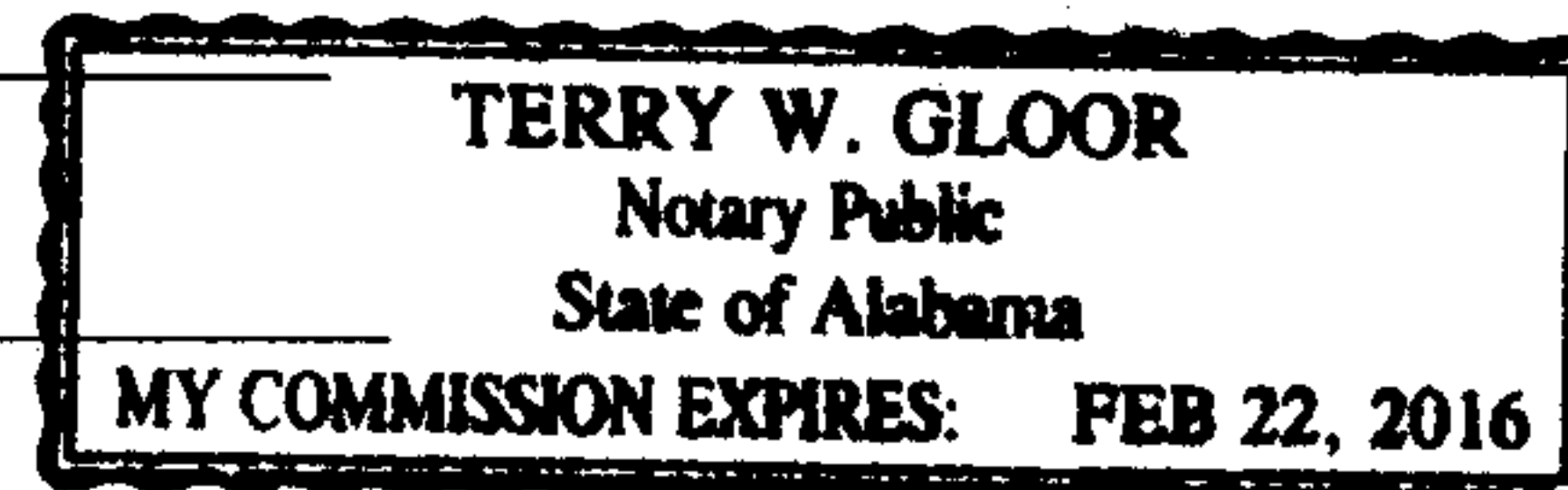
 (SEAL)
GIGI GRACE OMAN
 (SEAL)
CHRISTOPHER HENRY OMAN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **GIGI GRACE OMAN and spouse, CHRISTOPHER HENRY OMAN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 2013.


Notary Public
My Commission Expires: _____



THIS INSTRUMENT PREPARED BY:

Terry W. Gloor, Esquire
Gloor, Strickland & Haggerty, LLP
100 Williamsburg Office Park, Ste. 100
Birmingham, AL 35216

SEND TAX NOTICE TO:

GIGI GRACE OMAN
586 Pebble Road
Montevallo, AL 35115

EXHIBIT "A"

Begin at the NW corner of the SE 1/4 of Section 18, Township 22 South, Range 3 West; thence run East along the North line of the SE 1/4 for a distance of 667.77 feet; thence turn an angle to the right of 87 deg. 19 min. 58 sec. and run South for a distance of 1212.38 feet; thence turn an angle to the right of 76 deg. 13 min. 09 sec. and run Southwest for a distance of 504.56 feet; thence turn an angle to the left of 101 deg. 18 min. 50 sec. and run Southeast for a distance of 390.14 feet; thence turn an angle to the right of 76 deg. 16 min. and run Southwest for a distance of 270.34 feet to a point on the East right of way of Pebble Road; thence turn an angle to the right of 115 deg. 02 min. 50 sec. and run Northwest along the East right of way for a distance of 647.01 feet to a point on the West line of the SE 1/4; thence turn an angle to the left of 02 deg. 54 min. 27 sec. and run Northwest along the East right of way for a distance of 1333.09 feet to a point on the North line of the Southwest 1/4 of Section 18; thence turn an angle to the right of 109 deg. 21 min. 19 sec. and run East along the North line of the Southwest 1/4 for a distance of 405.52 feet to the point of beginning; being situated in the NE 1/4 of the SW 1/4 and the West 1/2 of the SE 1/4 of Section 18, Township 22 South, Range 3 West, Shelby County, Alabama.

ALSO, a 60 foot non-exclusive access easement described as follows: Commence at the NE corner of the SE 1/4 of Section 18, Township 22 South, Range 3 West; thence run South along the East line of the SE 1/4 for a distance of 308.07 feet; thence turn an angle to the right of 50 deg. 32 min. 17 sec. and run Southwest for a distance of 1044.28 feet to the point of beginning of the centerline of a 60 foot easement for ingress and egress; thence turn an angle to the right of 40 deg. 22 min. 24 sec. and run West for a distance of 340.52 feet; thence turn an angle to the left of 16 deg. 26 min. 53 sec. and run Southwest for a distance of 1304.82 feet; thence turn an angle to the left of 101 deg. 18 min. 50 sec. and run Southeast for a distance of 390.14 feet; thence turn an angle to the right of 76 deg. 16 min. and run Southwest for a distance of 270.34 feet to a point on the East right of way of Pebble Road and the end of said centerline.



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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 Gigi Grace Oman
Mailing Address Christopher Henry Oman
586 Pebble Road
Montevallo AL 35115

Grantee's Name Gigi Grace Oman
Mailing Address Christopher Henry Oman
586 Pebble Road
Montevallo, AL 35115

Property Address 586 Pebble Road
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 55,920.00



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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 SHELBY COUNTY TAX
Other Assessors Appraised Value (1/2)

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 2/28/13

Print Terry W. Gloor

Unattested

(verified by)

Sign Terry W. Gloor
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1