

20130821000340820 1/5 \$28.50
Shelby Cnty Judge of Probate, AL
08/21/2013 10:29:45 AM FILED/CERT

This instrument was prepared by:
Stella Tipton Attorney
2363 Lakeside Dr.
Birmingham, Alabama 35244

Send Tax Notice to:
Retta J. Hood
81 Old Buttermilk Rd Lot 1
Montevallo, Alabama 35115

TITLE NOT EXAMINED

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL PERSONS BY THESE PRESENTS:

That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, *Stanley Keith Allen* ^{GRAND SON}, a married man, and ~~son~~ of Howard Andrew Lawley, who is deceased, and one of his next of kin as set out under the **Estate of Howard Andrew Lawley** in Case No. 26-54 Probate Court of Shelby County, Alabama (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Retta J. Hood** (hereinafter called the Grantee), all of the Grantor's right, title interest, and claim in and to the following described real estate, situated in Shelby Alabama, to wit:

See Attached Exhibit "A" for legal description, which is incorporated herein by referenced and attached hereto to become part hereof as if fully set out herein.

PROPERTY IS NOT HOMESTEAD OF GRANTOR.

The preparer has rendered no opinion as to the accuracy of said description or the status of the title of the land conveyed or the necessity to quit claim the property.

Shelby County, AL 08/21/2013
State of Alabama
Deed Tax: \$2.50

Quit Claim Deed:
Stanley Keith Allen to Retta J. Hood
Page 1 of (2) - (plus Attached Exhibit "A")

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 3 day of May, 2013.

Stanley Keith Allen
Grantor, Stanley Keith Allen

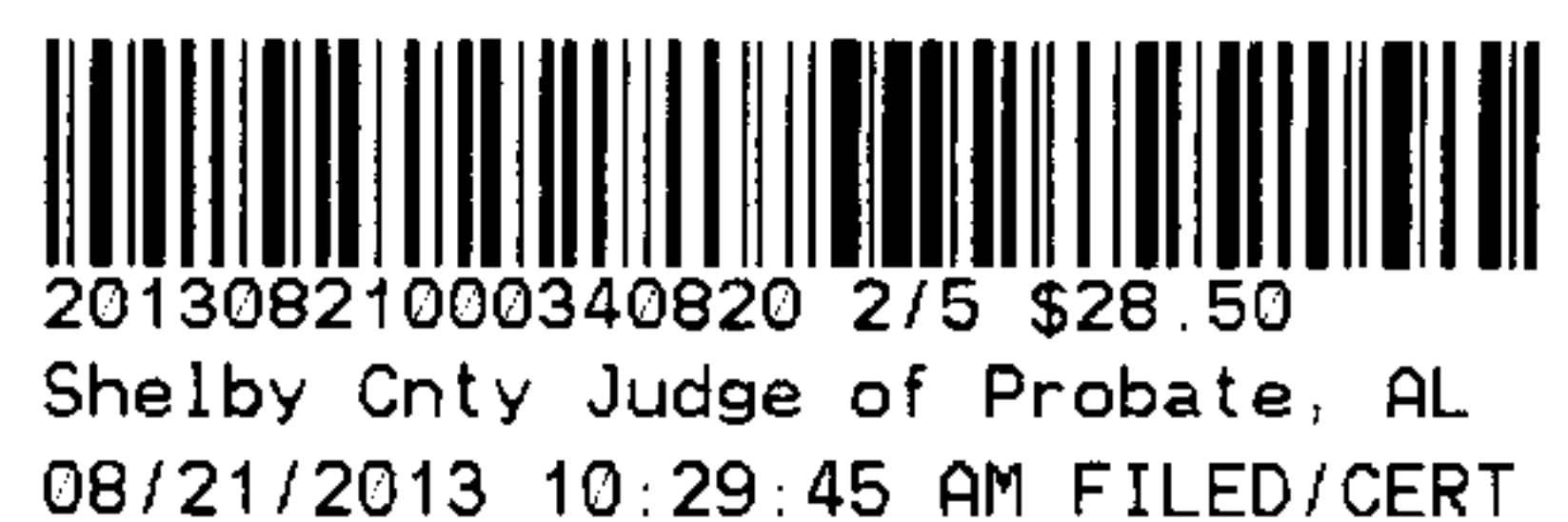
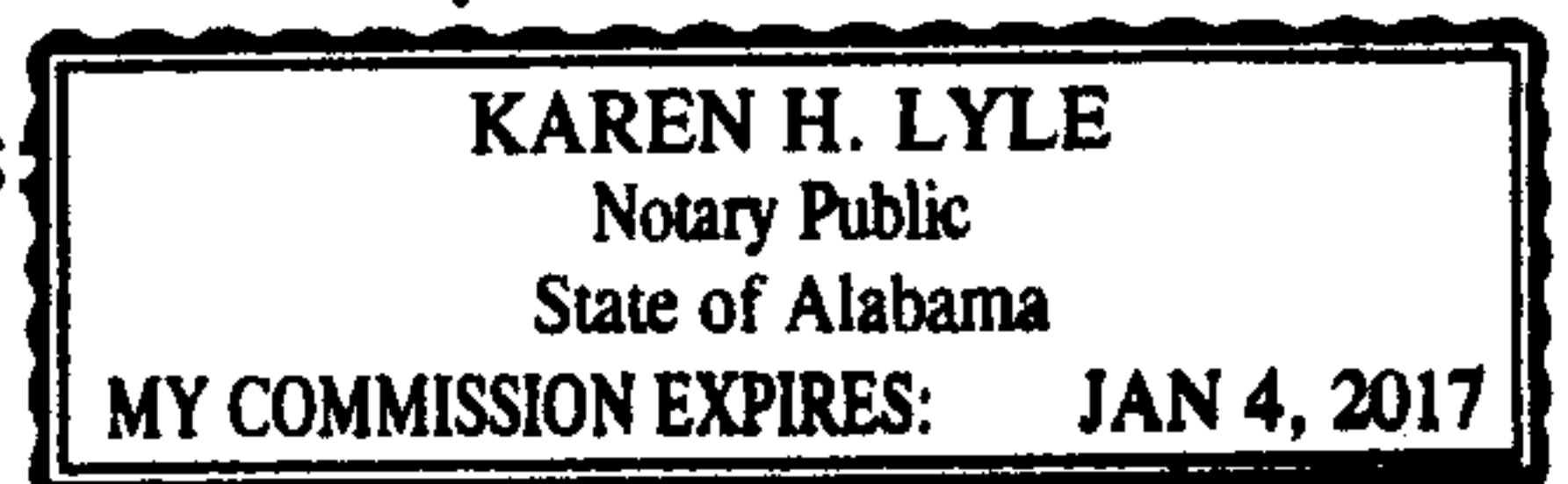
STATE OF Alabama)

COUNTY OF Shelby)

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

Given under my hand and official seal, this the 3 day of May, 2013.

Karen H. Lyle
Notary Public
My Commission Expires:



POOR QUALITY

Exhibit "A"
Quit Claim to Retta J. Hood
Consisting of 2 pages

EXHIBIT "A"

Legal Description

Parcel 1:

Commence at the Southwest corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 01 degree 11 minutes 50 seconds East, a distance of 41.12 feet; thence South 84 degrees 53 minutes 37 seconds East a distance of 100.09 feet to the point of beginning; thence continue along the last described course, a distance of 250.14; thence North 01 degree 14 minutes 45 seconds East, a distance of 451.90 feet; thence North 85 degrees 23 minutes 10 seconds West a distance of 231.75 feet to a point on the Easterly right of way line of Old Buttermilk Road, a 30 foot right of way, said point also being the beginning of a curve to the right, having a radius of 290.00, a central angle of 23 degrees 35 minutes 18 seconds, and subtended by a chord which bears South 01 degree 59 minutes 55 seconds West, and a chord distance of 118.55 feet; thence along the arc of said curve and along said right of way line a distance of 119.39 feet; thence South 13 degrees 14 minutes 29 seconds West and along said right of way line, a distance of 7.93 feet; thence South 80 degrees 36 minutes 03 seconds East and leaving said right of way line, a distance of 173.01 feet; thence South 04 degrees 07 minutes 19 seconds West a distance of 133.84 feet; thence North 85 degrees 25 seconds 01 minute West, a distance of 179.87 feet; thence South 01 degree 14 minutes 45 seconds West, a distance of 174.63 feet to the point of beginning.

Continued...


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Legal Description - Continued

Parcel II:

A tract of land located in the NW ¼ of the SE ¼ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of above said ¼-¼; thence North 01 degree 11 minutes 50 seconds East a distance of 41.12 feet; thence South 84 degrees 53 minutes 37 seconds East, a distance of 350.23 feet; thence North 01 degree 14 minutes 45 seconds East a distance of 451.90 feet; thence North 85 degrees 23 minutes 10 seconds West, a distance of 24.41 feet to the point of beginning; thence North 07 degrees 07 minutes 01 second East, a distance of 74.85 feet to a point on the Southerly right of way line of Shelby County Highway 221, a 60 foot right of way, said point also being the beginning of a curve to the right, having a radius of 680.00, a central angle of 10 degrees 48 minutes 10 seconds and subtended by a chord which bears North 57 degrees 14 minutes 19 seconds West, and a chord distance of 128.02 feet; thence along the arc of said curve and said right of way line, a distance of 128.21 feet; thence North 51 degrees 50 seconds 14 minutes West and along said right of way line, a distance of 67.96 feet to the beginning of a curve to the left, having a radius of 1570.00, a central angle of 06 degrees 33 minutes 22 seconds, and subtended by a chord which bears North 55 degrees 06 minutes 55 seconds West and a chord distance of 179.55 feet; thence along the arc of said curve and said right of way line, a distance of 179.65 feet to the beginning of a curve to the left, situated on the easterly right of way line of Old Buttermilk Road, a 30 foot right of way, having a radius of 685.00, a central angle of 06 degrees 13 minutes 58 seconds, and subtended by a chord which bears South 17 degrees 31 minutes 33 seconds East, and a chord distance of 74.48 feet; thence along the arc of said curve, leaving said Highway 221 and along said Old Buttermilk Road, a distance of 74.52 feet; thence South 20 degrees 38 minutes 32 seconds East and along said right of way line, a distance of 155.58 feet to the beginning of a curve to the right, having a radius of 290.00, a central angle of 11 degrees 15 minutes 27 seconds, and subtended by a chord which bears South 15 degrees 26 minutes 46 seconds East and a chord distance of 56.89 feet; thence along the arc of said curve and said right of way line a distance of 56.98 feet; thence South 85 degrees 23 minutes 10 seconds East and leaving said right of way line a distance of 207.33 feet to the point of beginning.



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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 Robert Boothe Estate
Mailing Address 243 Hwy 221
Montevallo 35115

Grantee's Name Retta J. Hood
Mailing Address 81 Old Buttermilk Rd Lt.
Montevallo, AL 35115

Property Address 243 Hwy 221
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 13,389.60
1/6 int = 2231.00

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
☐ 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

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 _____

Print LYNN HOOD

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

X Unattested Lynn Nelson
(verified by)