

QUITCLAIM DEED

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

For and in consideration of the cash payment of Thirty Eight Thousand Two Hundred Three 33/100 Dollars (\$38,203.33) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged: the undersigned, **John Mark Vinsant, a married man** ("Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to **Tammy Schoel, as Personal Representative of the Estate of Joyce L. Vinsant, deceased, Probate Case No. 2012-216294 in Jefferson County, Alabama** (hereinafter called "Grantee"), all of his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4, all in Section 28, Township 18 South, Range 1 East, LESS AND EXCEPT a parcel containing 3 acres more or less of land in the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 28. Said parcel has equal distances on each side.

Also:


A 50 foot wide easement lying East of and adjacent to the West section line of Section 28, Township 18 South, Range 1 East, said easement begins at a point 432.60 feet North of the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East and runs North to the South right of way line for County Road #43 AND ALSO the following described centerline of a 25 foot wide easement as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East; thence run North on the section line for 445.10 feet; thence right 90°00'00" for 50.0 feet to the point of beginning; thence continue on the same line for 196.11 feet; thence right 3°14'00" for 494.88 feet; thence left 3°02'30" for 700.0 feet; thence Southeast for 1280 feet more or less to the West 1/4-1/4 line for the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East. Said point being 12.5 feet South of the Northwest corner of the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East and the point of ending.

All being situated in Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor, or Grantor's spouse.

Shelby County, AL 08/27/2013
State of Alabama
Deed Tax: \$38.50


20130827000350200 1/3 \$58.50
Shelby Cnty Judge of Probate, AL
08/27/2013 12:23:10 PM FILED/CERT

The purpose of this Quitclaim Deed is for the Grantor to convey all of his right, title, and interest in the said property by virtue of being an heir of Joyce L. Vinsant and a specific devisee under her will and first codicil thereto.

Subject to existing: easements, restrictions, set back lines, rights-of-way, limitations, if any, of record.

TO HAVE AND TO HOLD, to the Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 29th day of May, 2013.

WITNESS:

Julie Shaw

John Mark Vinsant
John Mark Vinsant

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT


I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that John Mark Vinsant, whose name is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Quitclaim Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of May, 2013.

Julie Shaw
Notary Public
My Commission Expires: 12-27-14

THIS INSTRUMENT PREPARED BY:

WILLIAM S. PRITCHARD, III
PRITCHARD, McCALL & JONES, L.L.C.
800 Financial Center
Birmingham, Alabama 35203
Phone: (205) 328-9190


20130827000350200 2/3 \$58.50
Shelby Cnty Judge of Probate, AL
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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 John Mark Vinsant
Mailing Address 2024 Eagle Creek Circle
Birmingham AL 35242

Grantee's Name Tammy Schoel, as P.R. of the
Mailing Address Estate of Joyce L. Vinsant
3300 Hermitage Road
Birmingham AL 35223

Property Address _____

Date of Sale _____
Total Purchase Price \$ 38,203.33

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 See attached

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 8-26-13

Print William S. Pritchard III

Unattested Julie Shaw
(verified by)

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



20130827000350200 3/3 \$58.50
Shelby Cnty Judge of Probate, AL
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Form RT-1