



20130906000362750 1/4 \$41.50
Shelby Cnty Judge of Probate, AL
09/06/2013 09:43:20 AM FILED/CERT

QUITCLAIM DEED

This quitclaim deed made on 8/29/13, between GEORGE AND BARBARA MARTIN, of 1960 HIGHWAY 7, WILSONVILLE, Shelby County, State of Alabama, and RICK BENSON (AKA ^{Edmond} ~~Edmond~~ R. Benson), and the Estate of Sarah ^{Campbell} ~~Campbell~~ Benson, of 76 SLEEPY HOLLOW CIRCLE, City of Columbiana, Shelby County, State of Alabama.

That for land and in the consideration of the sum of \$18,500.00 (eighteen thousand five hundred dollars and zero cents), the receipt of which is hereby acknowledged, GEORGE AND BARBARA MARTIN, do hereby release, remise, and forever quitclaim unto RICK BENSON (AKA ^{Edmond} ~~Edmond~~ R. Benson), and the Estate of Sarah ^{Campbell} ~~Campbell~~ Benson, all of the interest, if any, in that certain real property commonly known as 76 SLEEPY HOLLOW CIRCLE, City of Columbiana, ~~located in the City of Wilsonville,~~ Shelby County, State of Alabama, described as follows on EXHIBIT "A": ^{SP}

Together with all tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

To have and to hold, all and singular the premises, with the appurtenances, unto BARBARA MARTIN and his/her heirs and assigns forever.


Signature of First Party, Grantor


Signature of First Party, Grantor

GEORGE MARTIN AND BARBARA MARTIN
Printed Name of First Party (ies))

Shelby County, AL 09/06/2013
State of Alabama
Deed Tax: \$18.50

County of **SHELBY**

WITNESS my hand and official seal.

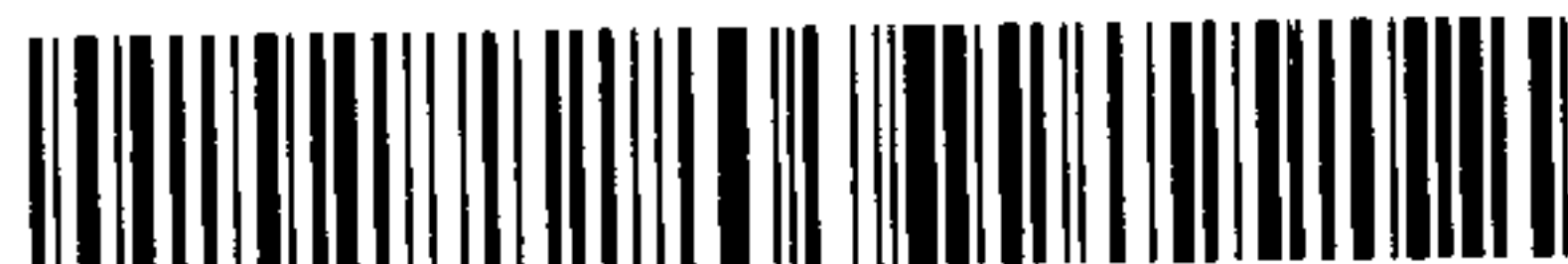
Carol Kumbrow (Notary)

(Seal)

Affiant _____ Known ☒ Produced ID
Type of ID _____

PREPARED BY :

BARBARA MARTIN
1960 HWY 7
WILSONVILLE, AL 35106



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LEGAL DESCRIPTION
EXHIBIT "A"

Parcel #1: Beginning at the northeast corner of Lot 4A, A RESURVEY OF LOTS 4 & 5 PEBBLE CREEK, as recorded in Map Book 22, page 154, in the office of the Judge of Probate of Shelby County, Alabama, and run thence S 00 degrees 00'00" W a distance of 385.34' to a point; Thence run N 88 degrees 31'53" W a distance of 89.80' to a point; Thence run S00 degrees, 04'49" W a distance of 209.34' to a point; Thence run N 62 degrees, 43'20" W a distance of 500.75' to a point; Thence run N 16 degrees 15' 36" E a distance of 388.66' to a point; Thence run S 88 degrees 44'25" E a distance of 423.28 to the point of beginning, containing 5.26 acres more or less.

Parcel #3: commence at the NE corner of Lot 4A A RESURVEY OF LOTS 4 & 5, PEBBLE CREEK, as recorded in Map Book 22, page 154, in the office of the Judge of Probate of Shelby County, Alabama, Thence run S 00 degrees 00'00" W for 385.34', thence run 88 degrees 31'53" W for 89'80", thence run S 00 degrees 04'49" W for 400.79'; thence run S 60 degrees 48'22" W for 265.86' to the point of beginning, thence run N 49 degrees 06'13" W for 169.64' thence run S 24 degrees 33'16" W for 242.28' to a point on the northerly right of way line of Shelby County Highway No. 78; said point being situated on a curve to the left having a central angle of 07 degrees 29' 18" and a radius of 1015.14' thence run along the arc of said curve for 132.67' thence run N 60 degrees 48', 22" E for 35.53' to the point of beginning containing .077 acres more or less.

Current Property Address: 1003 Mooney Road, Columbiana, Alabama 35051



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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 GEORGE & BARBARA MARTIN
Mailing Address 1960 HWY 7
WILSONVILLE, AL
35186

Grantee's Name EDMUND R. BRUNSON & SARAH C. BRUNSON
Mailing Address 76 SLEEPY HOLLOW CIR
COLUMBIANA, AL
35051

Property Address 76 SLEEPY HOLLOW CIR
COLUMBIANA, AL 35051

Date of Sale 8-29-13

Total Purchase Price \$ 18,500.00

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 MORTGAGE 20030714000445000

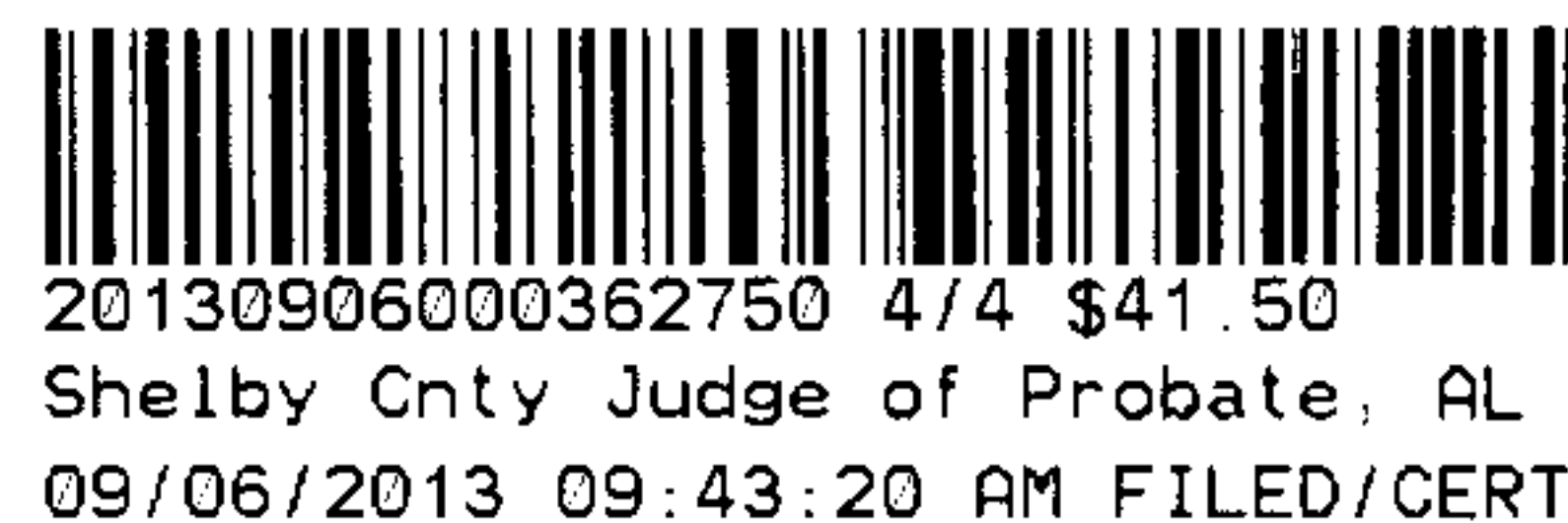
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 9-6-13

Print EDMUND R. BRUNSON

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one