

20131004000398550 1/2 \$160.50  
Shelby Cnty Judge of Probate, AL  
10/04/2013 10:32:08 AM FILED/CERT

TITLE NOT CHECKED

VALUE \$500.00

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 10/04/2013  
State of Alabama  
Deed Tax: \$143.50

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **One and no/100 Dollars (\$1.00) and other good and valuable consideration---**to **Benjamin Harding Baker, a married person** in hand paid by **Robin Manuel Baker**, the receipt whereof is hereby acknowledged, **I/we** do remise, release, quit claim and convey to the said **Robin Manuel Baker**, all **my/our** right, title interest and claim in or to the following described real estate, to-wit:

A tract of land situated in the NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, Described as follows:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, and run North 81 Degrees 27 minutes West along the South line of said 1/4-1/4 Section a distance of 409.85 feet to the point of beginning; thence continue along last described course 300.35 feet; thence North 4 degrees 28 minutes West a distance of 604.00 feet to the South right of way line of Meadowood Lane; thence South 87 degrees 31 minutes East along said road right of way line 200 feet to a point of curve; said curve having a central angle of 62 degrees 29 minutes and a radius of 60.0 feet; thence Southerly along said curve an arc distance of 65.43 feet to point of tangent; thence South 11 degrees 03 minutes East for 593.93 feet to the point of beginning; being situated in Shelby County, Alabama.

**GRANTEE'S ADDRESS**

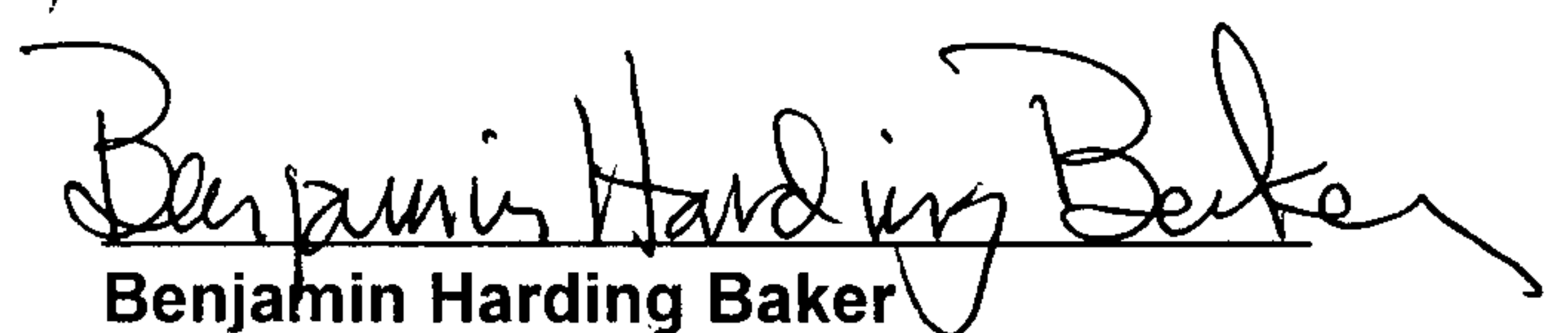
239 Meadowood Lane  
Montevallo, AL 35115

**This instrument was Prepared By:**

Bill Speaks, Attorney at Law  
305 6<sup>th</sup> Street North  
Clanton, AL 35045

**To Have and to Hold**, to the said **Robin Manuel Baker**, **his/her/their** heirs and assigns forever.

Given under my hand and seal this the 4 day of December, 2012.

  
Benjamin Harding Baker

**STATE OF ALABAMA**

~~ETOWAH COUNTY~~

Calhoun

I, the undersigned, a Notary Public in and for State and County aforesaid, hereby certify that **Benjamin Harding Baker**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily in his capacity as said trustee and with full authority on the day the same bears date.

Given under my hand and official seal this the 4 day of December, 2012.

  
NOTARY PUBLIC  
Commission Expires: 4-30-2014

My Commission Expires:

## Real Estate Sales Validation Form

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

Grantor's Name Benjamin Harding Baker  
Mailing Address 148 East Sunset Dr  
Gadsden, AL 35904

Grantee's Name Robin Manuel Baker  
Mailing Address P. O. Box 1917  
Clanton, AL 35046

Property Address 239 Meadowood Lane  
Montevallo, AL 35115

Date of Sale 12/4/12  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 143,300.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County Property Tax Commissioner  
☐ Closing Statement

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).

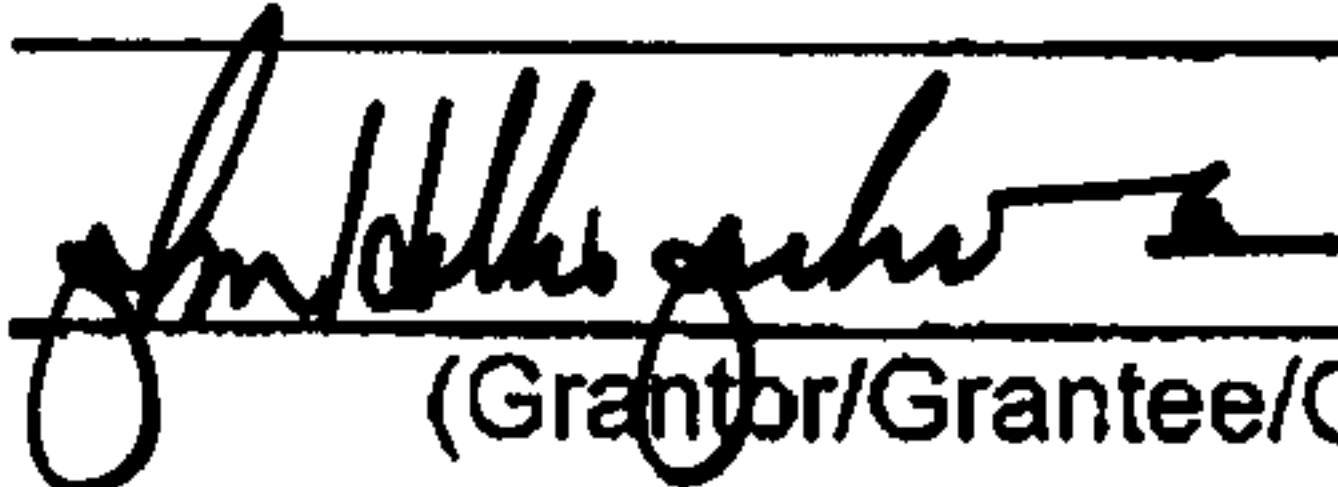
Date 10/2/13

Print John Hollis Jackson, III

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

  
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