

THIS INSTRUMENT PREPARED BY:
WEATHINGTON, MOORE, WEISSKOPF & HILL, P.C.
Post Office Box 310
Moody, Alabama 35004


20131108000442600 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
11/08/2013 01:36:45 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 11/08/2013
State of Alabama
Deed Tax:\$37.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Patricia E. Sego, a married woman, hereby remises, releases, quit claims, grants, sells, and conveys to Lillian Evelyn Johnson (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

From the NE corner of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, run West along the North boundary of the said NE1/4 of the SW1/4, Section 19, Township 18 South, Range 2 East 465.75 feet; thence turn an angle of 118 deg. 33' to the left and run 44.85 feet to a point on the South right of way line of the Sterrett-Kelly Creek Road for the point of beginning of the land herein described; thence turn an angle of 00 deg. 33' to the left and run 474.86 feet; thence turn an angle of 86 deg. 25' to the right and run 370.64 feet; thence turn an angle of 77 deg. 04' to the right and run 646.53 feet, more or less, to a point on the South right of way line of the Sterrett-Kelly Creek Road; thence turn an angle of 88 deg. 08' to the right and run along the South right of way line of the said road 140.18 feet; thence turn an angle of 19 deg. 20' to the right and continue along said South right of way line of said road 77.7 feet; thence turn an angle of 19 deg. 10' to the right and continue along the South right of way line of said road 78.15 feet; thence turn an angle of 06 deg. 57' to the right and continue along the South right of way line of said road 303.0 feet, more or less, to the point of beginning; being a part of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, containing 7.32 acres, more or less

LESS AND EXCEPT:

From the NE corner of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East; run West along the North boundary of the said NE1/4 of SW1/4 of Section 19, Township 18 South, Range 2 East for a distance of 896.5 feet; thence turn an angle of 67 deg. 27' to the left and run 204.00 feet to a point on the South right of way line of the Sterrett-Kelly Creek Road for the point of beginning of the land herein described; thence turn an angle of 19 deg. 24' to the right and run along the South right of way line of the said Sterrett-Kelly Creek Road 19.0 feet; thence turn an angle of 87 deg. 35' to the left and run 184.15 feet; thence turn an angle of 90 deg. 00' to the left and run 19.0 feet; thence turn an angle of 90 deg. 02' to the left and run 184.95 feet, more or less, to the

point of beginning; this being a part of the NE1/4 of the SW1/4 of Section 19, Township 18 South, Range 2 East, and containing 0.08 acres, more or less

The above described property does not constitute the homestead of grantor nor that of her spouse

Deed prepared without benefit of title search or title insurance; legal description furnished by grantee

Clara R. Clinkscales, Patricia E. Sego and Lillian Evelyn Johnson are all the heirs at law of Robert Dalton Johnson who departed this life on or about September 29, 2010

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 25 day of October, 2013.

Patricia E. Sego
Patricia E. Sego

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Patricia E. Sego, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of October, 2013.

[Signature]
Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES FEBRUARY 12, 2014

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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 **Patricia E. Sego**
Mailing Address **157 Brandy Lane**
Harpersville, AL 35078

Grantee's Name **Lillian Evelyn Johnson**
Mailing Address **17804 Highway 55**
Sterrett, AL 35147

Property Address **17804 Highway 55**
Sterrett, AL 35147

Date of Sale **October 25, 2013**

Total Purchase Price \$ **36,666.00**

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 **Relatives deeding to clear title**

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).

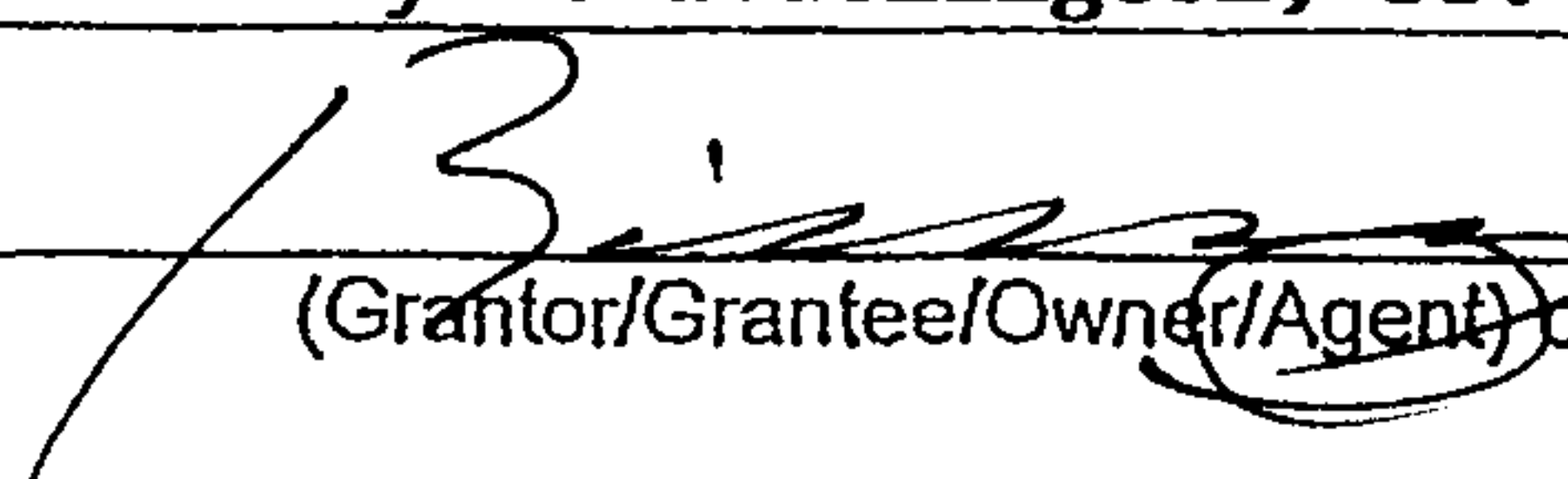
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print **Billy R. Weathington, Jr.**

Unattested _____

(verified by)

Sign  (Grantor/Grantee/Owner/Agent) Circle one

Form RT-1



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