

This instrument prepared by:

WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P.O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:

Ms. Frankie Osborn

QUIT CLAIM DEED



20131220000486560 1/4 \$128.00
Shelby Cnty Judge of Probate, AL
12/20/2013 11:27:24 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and No/100 Dollar (\$1,00), and other good and valuable consideration, including compliance with Final Judgment of Divorce, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **BARRY OSBORN, a single man** (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **FRANKIE OSBORN** (herein referred to as Grantee), all his right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

(AS TO PARCEL 3 ON THE ATTACHED EXHIBIT) Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

The Grantor, **BARRY OSBORN**, and the Grantee, **FRANKIE OSBORN**, were formerly Husband and Wife, and were divorced by the Circuit Court of Shelby County on or about September 12, 2012, Case No. DR-2010-900487.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of December, 2013.

Shelby County, AL 12/20/2013
State of Alabama
Deed Tax: \$105.00

Barry Osborn
Barry Osborn

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 5th day of December, 2013.

Kim M. Foster
Notary Public
My Commission Expires: 12-28-14

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST AND RUN EAST ALONG SAID ¼-¼ SECTION A DISTANCE OF 199.17 FEET TO THE POINT OF BEGINNING; THENCE S 89° 59' 52" E AND CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 509.90 FEET, THENCE N 11° 53' 43" E DISTANCE OF 400.00 FEET; THENCE N 01° 28' 10" W A DISTANCE OF 195.77 FEET; THENCE N 41° 30' 30" W A DISTANCE OF 467.53 FEET; THENCE S 83° 33' 54" W A DISTANCE OF 444.78 FEET; THENCE S 00° 01' 38" E A DISTANCE OF 470.75 FEET, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 83.31 FEET WITH A RADIUS OF 676.20 FEET, WITH A CHORD BEARING OF S 03° 33' 24" E, WITH A CHORD LENGTH OF 83.26 FEET, THENCE N 67° 17' 39" E A DISTANCE OF 130.36 FEET; THENCE S 57° 31' 41" E A DISTANCE OF 60.93 FEET; THENCE S 29° 55' 30" E A DISTANCE OF 68.68 FEET; THENCE S 18° 29' 30" W A DISTANCE OF 64.25 FEET; THENCE S 41° 27' 14" W A DISTANCE OF 109.18 FEET; THENCE N 06° 12' 07" E A DISTANCE OF 0.00'; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 11.85 ACRES MORE OR LESS.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

PARCEL 2

A parcel of land in the SW ¼ of the SE ¼ of Section 24, Township 19 South, Range 1 West, being more particularly described as follows:

Commencing at the SW corner of the SW ¼ of the SE ¼ of Section 24, Township 19 South, Range 1 West and run South 89 deg. 59 min. 52 sec. East a distance of 709.07 feet; thence North 11 deg. 53 min. 43 sec. East a distance of 400.00 feet; thence North 01 deg. 28 min. 10 sec. West a distance of 195.77 feet; thence North 41 deg. 30 min. 30 sec. West a distance of 467.53 feet to the point of beginning of the following described property; thence South 63 deg. 33 min. 54 sec. West a distance of 444.78 feet to a point on the Easterly right of way of Shelby County Highway No. 461; thence North 00 deg. 01 min. 38 sec. West and along said Easterly right of way line a distance of 56.05 feet to the point of a curve; thence along a curve turning to the right with an arc length of 230.19 feet with a radius of 1869.85 feet, with a chord bearing of North 03 deg. 29 min. 57 sec. East with a chord length of 230.04 feet to the curves end; thence North 61 deg. 32 min. 25 sec. East and leaving said right of way a distance of 235.76 feet; thence South 41 deg. 30 min. 30 sec. East a distance of 267.07 feet to the point of beginning; being situated in Shelby County, Alabama.


PARCEL 3

Commence at the Southeast corner of the SW¼ of SE¼, Section 24, Township 19 South, Range 1 West; thence run Westerly along the South line of said SW¼ of SE¼ a distance of 610.79 feet to a point; thence turn an angle of 101° 53' 44" right and run in a Northeasterly direction a distance of 400.00 feet to a point; thence turn an angle of 13° 21' 59" left and run Northerly a distance of 195.77 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 40° 02' 20" to the left and run Northwesterly a distance of 734.60 feet to a point at the top of Straight Ridge; thence turn an angle of 98° 14' 30" right and run Northeasterly along Straight Ridge a distance of 282.17 feet to a point; thence turn an angle of 2° 45' 47" left and continue Northeasterly along Straight Ridge a distance of 186.48 feet to a point; thence turn an angle of 84° 41' 14" right and leaving Straight Ridge run Southeasterly a distance of 798.29 feet to a point; thence turn an angle of 111° 44' 33" right and run Southwesterly a distance of 235.60 feet to a point; thence turn an angle of 97° 42' 23" left and run Southeasterly a distance of 112.33 feet to a point; thence turn an angle of 58° 13' 26" right and run Southwesterly a distance of 42.43 feet to a point; thence turn an angle of 59° 05' 02" right and run Westerly a distance of 235.00 feet to the point of beginning. Said parcel of land is lying in the SW¼ of SE¼ and NW¼ of SE¼, Section 24, T-19S, R-1W and contains 8.4 acres.

Also conveyed hereby is an easement for ingress and egress to and from the above described property which said easement is described as follows:

Commence at the point of beginning of the above described parcel of land; thence run Easterly along the Southern boundary line of said parcel of land a distance of 235.00 feet to the point of beginning of a 30 foot wide roadway easement; thence turn an

angle of 175° 55' 05" right and run Southeasterly along the West boundary line of said easement a distance of 135.17 feet to a point on the Northwest 25 foot right-of-way line of County Highway 440; thence turn an angle of 124° 54' left and run Northeasterly a distance of 36.57 feet to a point; thence turn an angle of 55° 06' left and run Northwesterly along the East boundary line of the roadway easement herein described a distance of 144.25 feet to a point; thence turn an angle of 135° 00' 07" left and run Southwesterly a distance of 42.43 feet to the point of beginning. Said roadway easement is lying in the SW¼ of SE¼, Section 24, T-19S, R-1W and contains 0.1 acre.


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LESS AND EXCEPT THE PROPERTY DESCRIBED ON THE FOLLOWING PAGE:

Bary Osborn

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama and located inside of a parcel of land as described in Real Book 100 Page 667 in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:


Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama; thence westerly along the south line of said 1/4-1/4 section a distance of 610.79 feet; thence turn right 101° 53' 44" and run northeasterly a distance of 400.00 feet; thence turn left 13° 21' 59" and run northerly a distance of 195.77 feet; thence turn right 91° 28' 15" and run easterly a distance of 235.00 feet; thence turn left 59° 05' 02" and run northeasterly a distance of 42.43 feet; thence turn left 58° 13' 26" and run northwesterly a distance of 112.33 feet; thence turn right 97° 42' 23" and run northeasterly a distance of 103.71 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 131.89 feet; thence turn left 111° 44' 33" and run northwesterly a distance of 177.78 feet; thence turn left 68° 15' 27" and run southwesterly a distance of 131.89 feet; thence turn left 111° 44' 33" and run southeasterly a distance of 177.78 feet to the POINT OF BEGINNING. Said parcel of land contains 0.50 acres, more or less.

Also an easement for ingress and egress to and from the above described property and described as follows:

Commence at the SE corner of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama; thence westerly along the south line of said 1/4-1/4 section a distance of 610.79 feet; thence turn right 101° 53' 44" and run northeasterly a distance of 400.00 feet; thence turn left 13° 21' 59" and run northerly a distance of 195.77 feet; thence turn right 91° 28' 15" and run easterly a distance of 235.00 feet; thence turn left 59° 05' 02" and run northeasterly a distance of 30.67 feet to the POINT OF BEGINNING of the centerline of a 20 foot ingress and egress easement lying 10 feet to either side of and parallel to described centerline; thence turn left 58° 13' 26" and run northwesterly along said centerline a distance of 172.69 feet; thence turn right 42° 17' 29" and run northeasterly along said centerline a distance of 81.41 feet; thence turn right 33° 40' 21" and run northeasterly along said centerline a distance of 25.14 feet to the southwesterly line of above described property and the END of said centerline.

Also an easement for ingress and egress as recorded in Real Book 100 Page 667 in the Office of the Judge of Probate in Shelby County, Alabama, and which is more particularly described as follows:

Commence at the point of beginning of the above described parcel of land; thence run Easterly along the Southern boundary line of said parcel of land a distance of 235.00 feet to the point of beginning of a 30 foot wide roadway easement; thence turn an angle of 75° 55' 05" right and run Southeasterly along the West boundary line of said easement a distance of 135.17 feet to a point on the Northwest 25 foot right-of-way line of County Highway 440; thence turn an angle of 124° 54' left and run Northeasterly a distance of 36.57 feet to a point; thence turn an angle of 55° 06' left and run Northwesterly along the East boundary line of the roadway easement herein described a distance of 144.25 feet to a point; thence turn an angle of 135° 00' 07" left and run Southwesterly a distance of 42.43 feet to the point of beginning. Said roadway easement is lying in the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W and contains 0.1 acre.


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Bary Osborn

Real Estate Sales Validation Form

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

Grantor's Name Barry K. Osborn
Mailing Address 199 Osborn Rd
Chelsea, AL 35043

Grantee's Name Frankie C. Osborn
Mailing Address 164 Hunter Hills Dr
Chelsea, AL 35043

Property Address Hwy 440
Chelsea AL

Date of Sale 12-5-13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 1/2 value

\$104,760.00
(3) parcels

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
1/2 tax value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 11-17-13

☐ Unattested
(verified by)

Print Frankie C. Osborn
Sign Frankie C. Osborn
(Grantor/Grantee/Owner/Agent) circle one

