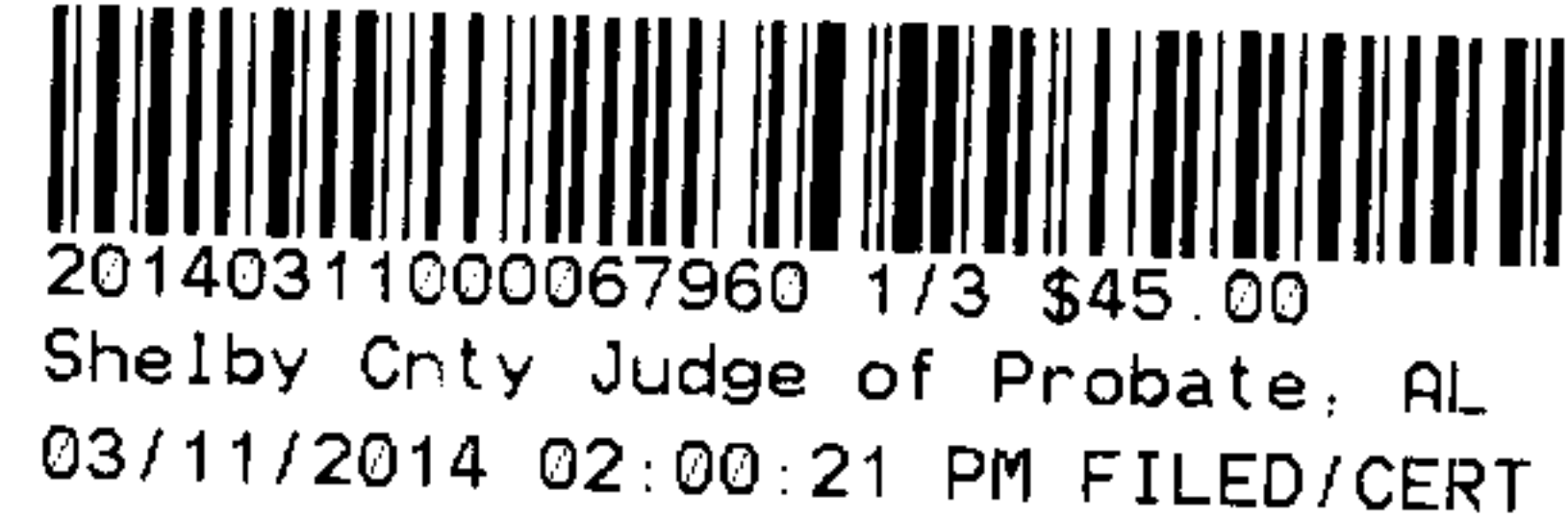


THIS INSTRUMENT PREPARED BY:
Richard B. McClelland
P.O. BOX 38
Chelsea, Alabama 35043

Send Tax Notice to
Bobby S. Spradlin
52939 Hwy 25
Vandiver, Alabama 35176

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of the sum of Twenty Five Thousand and no/100 Dollars (\$25,000.00) to Lea Ann V. Howard (a married woman) and Krista V. Guy (a single woman) ("Grantors") in hand paid by Bobby S. Spradlin, (Grantee), the receipt of whereof is hereby acknowledged Grantors do remise, release, quit claim and convey to the said Bobby S. Spradlin all right, title, interest and claim in and for the following described real estate, to wit:

Commence at the north west corner of the north west quarter of the north west quarter of Section 14, Township 18 south Range 1 east, Shelby County, Alabama and run thence N 87 degrees 00' 00" E along the north line of said quarter-quarter section a distance of 210.00', to a found open top pipe corner and the point of beginning of the property being described; Thence continue last described course a distance of 91' 00" to a found rebar corner on the west margin of Alabama Highway NO. 25; Thence run S 06 degrees 14' 52" E along said margin of said Highway 25 a distance of 190.00' to a found steel bar corner; Thence run S 87 degrees 00' 08" W a distance of 215.50' to a found steel corner; Thence run N 27 degrees 56' 47" E a distance of 221.17', to the point of beginning, containing 0.67 of an acre.

This property is not the homestead of Lea Ann V. Howard nor the homestead of her spouse.
This property is not the homestead of Krista V. Guy.

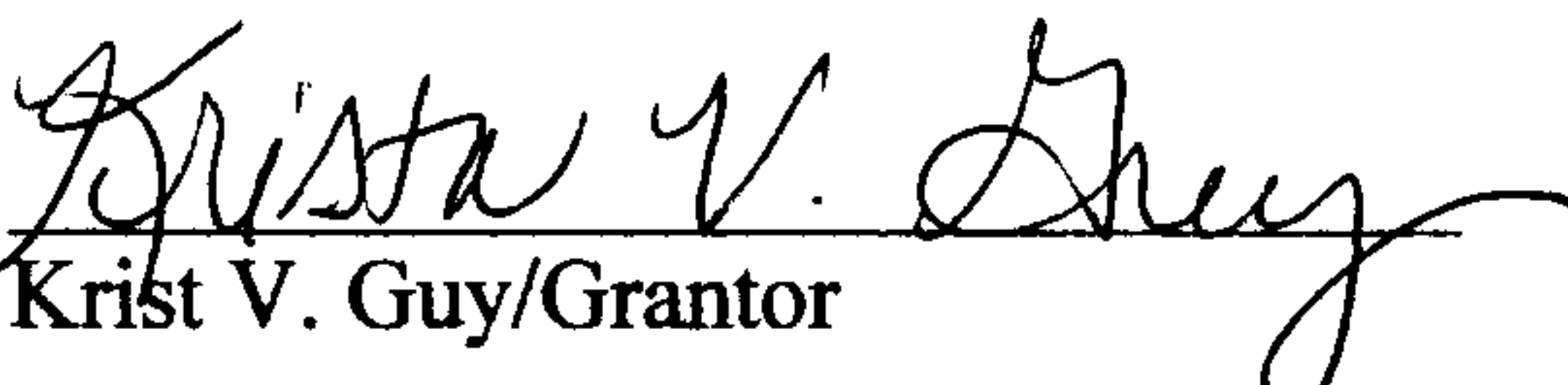
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

TO HAVE AND TO HOLD, to the said Bobby S. Spradlin, his heirs and assigns forever.

Given under my hand and seal, this the 29th day of April, 2013.

Shelby County, AL 03/11/2014
State of Alabama
Deed Tax: \$25.00


Lea Ann V. Howard/Grantor

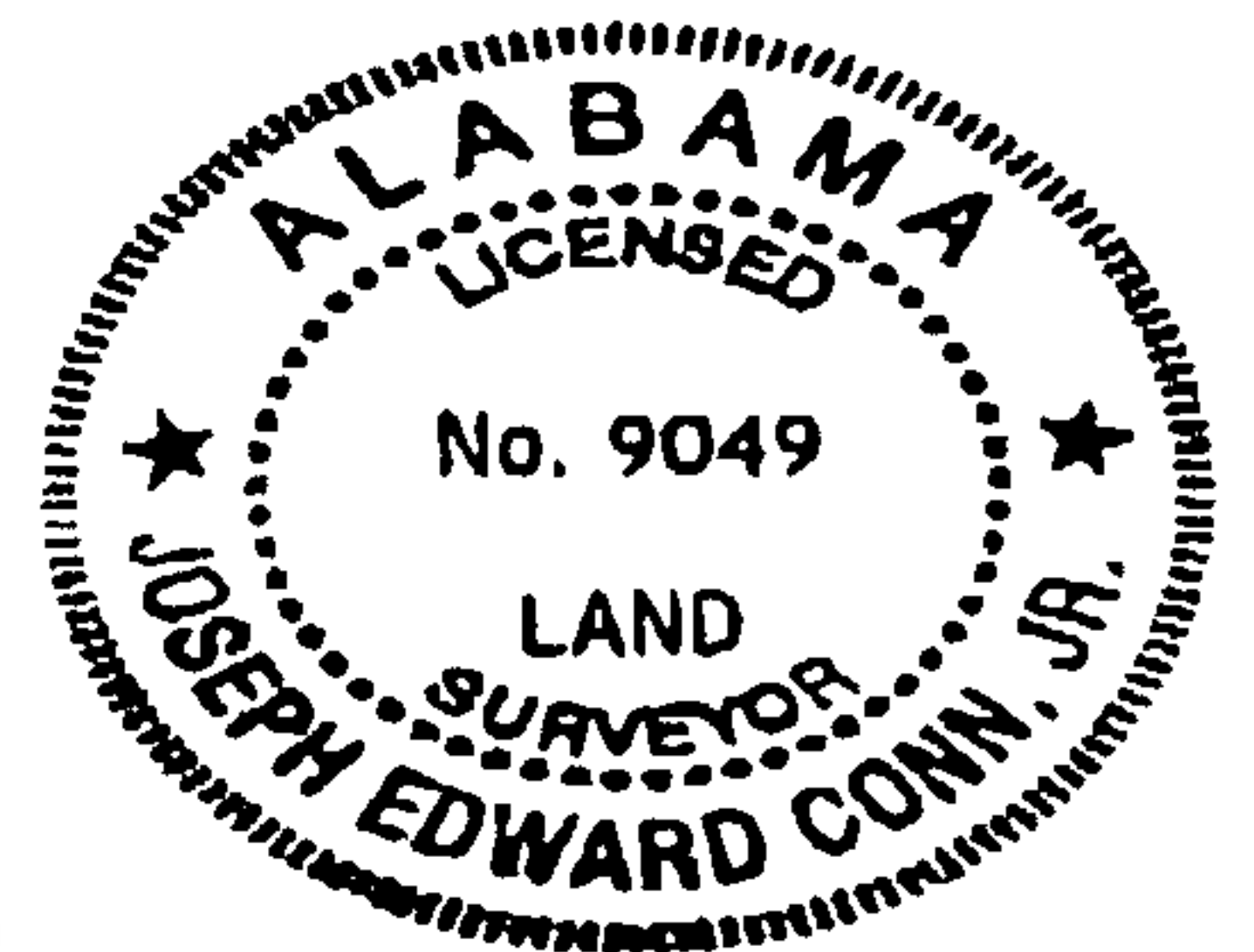
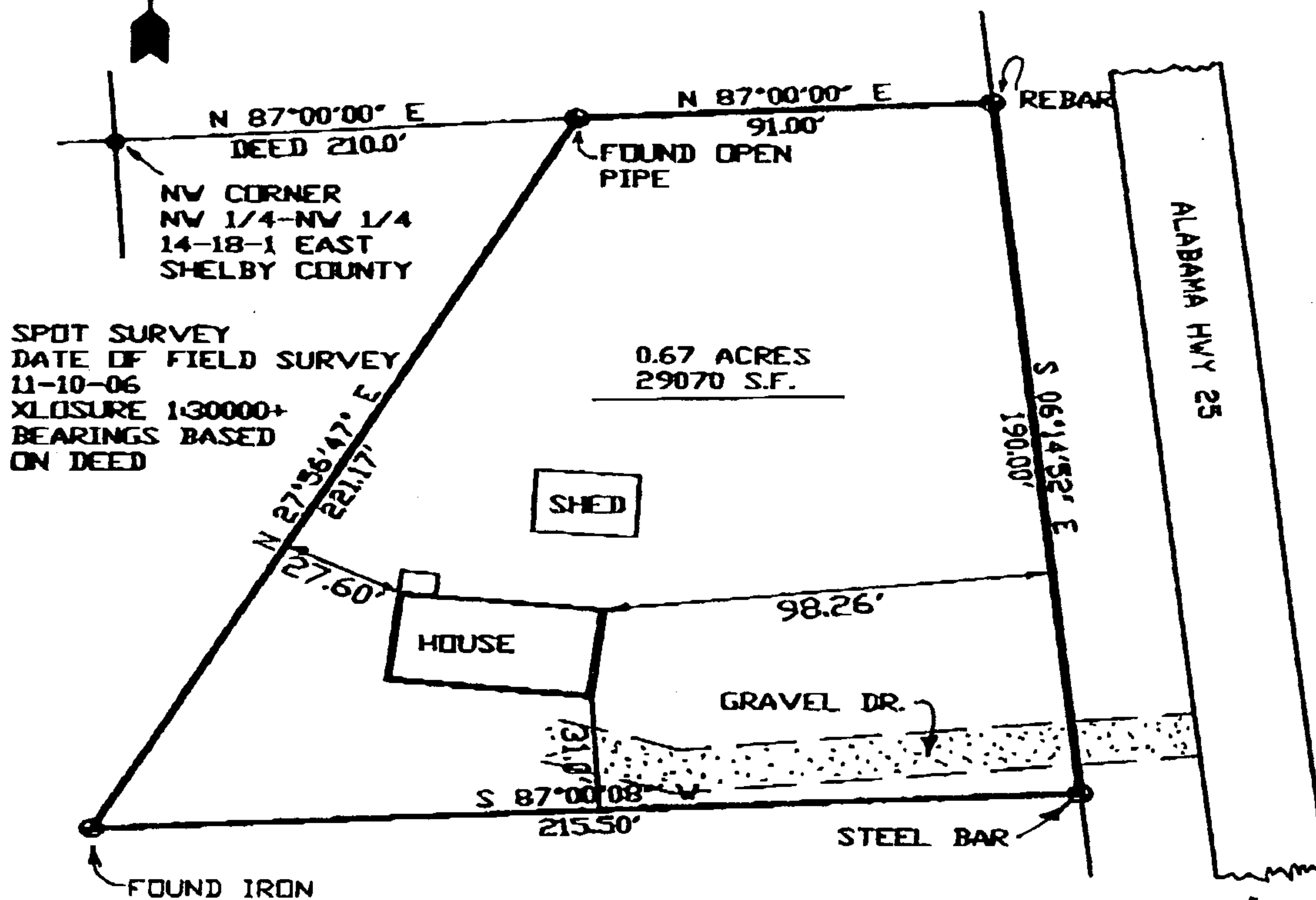

Krist V. Guy/Grantor

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION NOR WAS ONE REQUESTED.

50 0 50 100 150

Scale: 1" = 50'

CONN & ALLEN
 2850 Highway 31 South
 Pelham, AL 35124
 Phone: (205) 663-4251
 Fax: (205) 663-7694



**STATE OF ALABAMA
 COUNTY OF SHELBY**

I, Joseph E. Conn, Jr, a licensed land surveyor in the State of Alabama hereby certify that this is a true and correct plat and legal description of my survey as shown and described hereon; That the existing house, shed and driveway are within the bounds of the property as shown and noted hereon; That there are no visible structural encroachments upon or from the subject property except as shown and noted hereon; That steel corners have been found or installed at each property corner as shown hereon represented by small dark and light circles. I further certify that I have consulted the Federal Flood Hazard Rate Panel for the area and have determined that the subject house is not in a special flood prone area and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of practice for land surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

Commence at the northwest corner of the northwest quarter of the northwest quarter of Section 14, Township 18 south, Range 1 east, Shelby County, Alabama and run thence N 87°00'00" E along the north line of said quarter-quarter section a distance of 210.00' to a found open top pipe corner and the point of beginning of the property being described; Thence continue last described course a distance of 91.00' to a found rebar corner on the west margin of Alabama Highway No. 25; Thence run S 06°14'52" E along said margin of said Highway 25 a distance of 190.00' to a found steel bar corner; Thence run S 87°00'08" W a distance of 215.50' to a found steel corner; Thence run N 27°56'47" E a distance of 221.17' to the point of beginning, containing 0.67 of an acre. Property is subject to any easements, agreements, restrictions and / or limitations of probated record, regulation and / or applicable law.

According to my survey of November 10, 2006

Joseph E. Conn, Jr
 Joseph E. Conn, Jr
 Alabama licensed land surveyor # 9049



20140311000067960 2/3 \$45.00
 Shelby Cnty Judge of Probate, AL
 03/11/2014 02:00:21 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Lea Ann Howard
Mailing Address 12 Country Cove
Chelsea AL 35051

Grantee's Name Bobby Spradlin
Mailing Address 52939 Hwy 25
Vandiver AL 35176

Property Address _____

Date of Sale 4/29/13
Total Purchase Price \$ 25,000.

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

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 3/11/14

Print Bobby Spradlin

Unattested

Sign Bobby Spradlin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140311000067960 3/3 \$45.00
Shelby Cnty Judge of Probate, AL
03/11/2014 02:00:21PM FILED/CERT

Form RT-1