

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

20140318000074590 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/18/2014 11:33:38 AM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA  
SHELBY COUNTY

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, James Gracey, a(n) \_\_\_\_\_ man, hereby remises, releases, quit claims, grants, sells, and conveys to Mountain Farms Homeowners Association (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference

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

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 1 day of March, 2014.

James Gracey

STATE OF TEXAS  
HARRIS COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Gracey, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of March, 2014.



Sarah Eicher  
Notary Public

My Commission Expires: 12/6/17

Shelby County, AL 03/18/2014  
State of Alabama  
Deed Tax: \$4.00

## EXHIBIT "A" - LEGAL DESCRIPTION

From the true S.W. corner of Section 25, T18S, R1E, run thence East along the true South boundary of said Section 25 a distance of 3980.80 feet to the point of beginning of herein described parcel of land; thence turn 89° 09' 49" left and run 92.09 feet to an accepted pine knot corner; thence turn 93° 08' 46" right and run 36.24 feet to a point in the centerline of a 60.0 foot easement for ingress and egress and utilities; thence turn 46° 13' 20" right and run 8.37 feet along said easement centerline and the following courses 29° 42' 55" right and run 99.94 feet 23° 12' 33" left and run 43.46 feet; 71° 58' 42" left and run 41.30 feet; 45° 41' 25" left and run 128.07 feet; 25° 03' 40" right and run 47.93 feet; 60° 01' 39" right and run 28.70 feet; 51° 33' 40" right and run 115.77 feet; 37° 45' 44" left and run 57.15 feet; 56° 02' 27" left and run 58.73 feet; 27° 10' 23" left and run 79.26 feet; 21° 30' 42" left and run 73.89 feet; 19° 56' 42" left and run 147.29 feet; 39° 41' 34" right and run 38.84 feet; 75° 01' 37" right and run 37.88 feet; 34° 39' 43" right and run 65.60 feet; 16° 36' 52" right and run 132.71 feet to a point on an accepted property line; thence turn 75° 17' 44" left and run along said property line a distance of 57.07 feet to an accepted iron; thence continue along said course a distance of 590.45 feet to an accepted pipe on the East boundary of Co. Hwy. #55; thence continue along said course a distance of 97.70 feet, to the true N.E. corner of Section 36, T18S-R1E; thence turn right and run 210.03 feet to an accepted iron property corner; thence turn 94° 28' 49" right and run along an accepted property line a distance of 1339.09 feet to an accepted iron; thence turn 86° 53' 57" right and run 118.08 feet to the point of beginning of herein described parcel of land. Subject to a 60.0 foot easement for ingress and egress and utilities, being 30.0 feet either side the centerline of the existing paved drive leading from Co. Hwy. #55 westerly across the parcel heretofore described, also, subject to any and all other rights-of-way and easements of record across said parcel.



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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 JAMES GRADY  
Mailing Address PO Box 2107  
Dayton, TX 77535

Grantee's Name JAMES R JACKSON  
Mailing Address 16003 Hwy 55  
Sterrett, AL 35147

Property Address NA

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 3600.00  
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 ☐ Appraisal  
☐ Sales Contract ☒ Other CANCELLED CK  
☐ 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 3-18-14

Unattested

Print JAMES R JACKSON

Sign

JAMES R JACKSON

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1