

THIS INSTRUMENT PREPARED BY:

Anne Lamkin Durward, Esq.
MASSEY, STOTSER & NICHOLS, PC
1780 Gadsden Highway
Birmingham, Alabama 35235
(205) 838-9000

SEND TAX NOTICES TO:

George N. Britt
5104 Cyrus Circle
Birmingham, Alabama 35242

QUIT CLAIM DEED

TITLE AND LEGAL DESCRIPTION
NOT CHECKED BY PREPARER

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Sylvia E. Britt, a single woman, in hand paid by George N. Britt, a single man, the receipt whereof is hereby acknowledged, the said Sylvia E. Britt, does remise, release, quit claim and convey to the said George N. Britt, all right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 2, in a proposed non-resident subdivision, MeadowBrook Professional & Medical Centre 1st Sector, situated in Section 11, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 11; thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 250.00 feet to a point; thence turn an angle to the left of 87 deg. 17 min. 29 sec. and run in a Westerly direction for a distance of 172.68 feet to a point; thence turn an angle to the right of 43 deg. 31 min. 27 sec. and run in a Northwesterly direction for a distance of 182.51 feet to the point of beginning; thence continue along last stated course for a distance of 141.11 feet to a point; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Southwesterly direction for a distance of 184.81 feet to a point on a curve which is concave to the Southwest having a central angle of 9 deg. 42 min. 58 sec. and a radius of 366.47 feet; thence turn an angle to the left of 67 deg. 39 min. 07 sec. to the chord of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 62.14 feet to a point on a reverse curve to the left having a central angle of 22 deg. 40 min. 42 sec. and a radius of 183.08 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 72.47 feet to a compound curve to the left, said curve having a central angle of 51 deg. 24 min. 51 sec. and a radius of 25.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 22.43 feet to a point; thence turn an angle to the left of 70 deg. 19 min. 17 sec. from the chord of last stated curve and run in a Northeasterly direction for a distance of 220.33 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

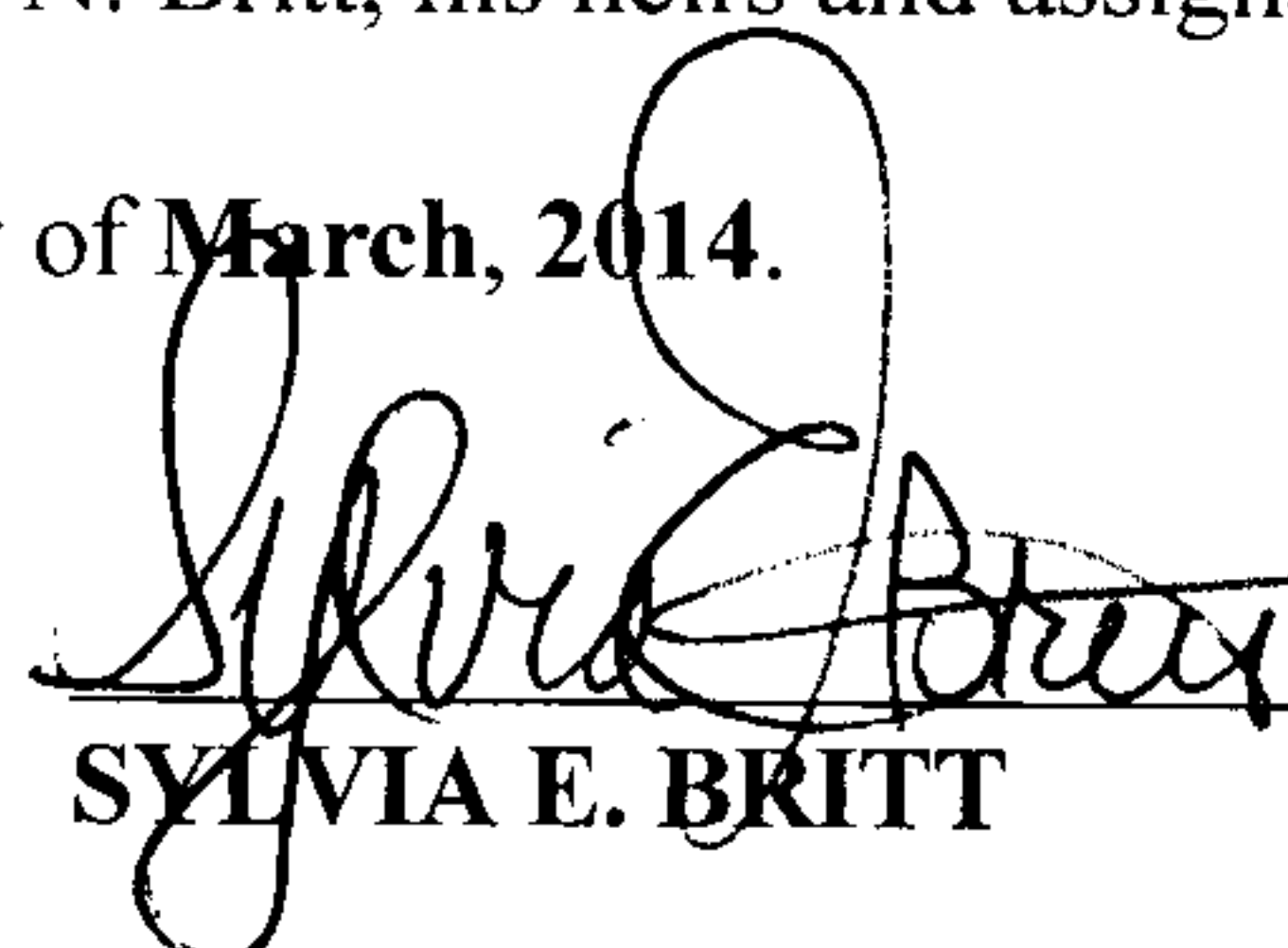
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to conveyed property or buildings.

This property is being conveyed in accordance to the Final Judgment of Divorce rendered in Jefferson County, Alabama, Case No. DR-2012-900614 DB, on February 28, 2014.

TO HAVE AND TO HOLD to the said George N. Britt, his heirs and assigns forever.

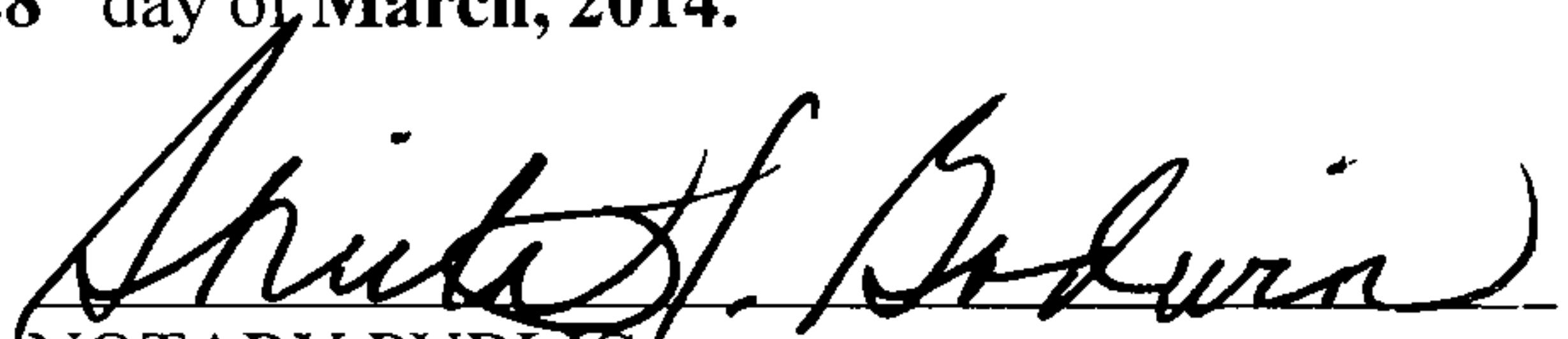
GIVEN under her hand and seal this the 28th day of March, 2014.



SYLVIA E. BRITT

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

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

SWORN to and SUBSCRIBED before me this 28th day of March, 2014.


NOTARY PUBLIC
My Commission Expires: 07/17/2014


20140403000096340 2/3 \$422.00
Shelby Cnty Judge of Probate, AL
04/03/2014 01:43:51 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 Sylvia E. Britt
Mailing Address 1167 Cheval Lane
Birmingham, AL 35216

Grantee's Name George N. Britt
Mailing Address 5104 Cyrus Circle
Birmingham, AL
35242

Property Address 5104 Cyrus Circle
Birmingham, AL
35242

Date of Sale 3/28/14
Total Purchase Price \$ 10⁰⁰
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 Quit Claim Deed

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, i

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

George N. Britt

Sign

George N. Britt

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1