

This Instrument prepared by:
Gregory D. Harrelson, Attorney
Harrelson Law Firm, LLC
15 Southlake Lane, Suite 130
Birmingham, AL 35244

Send Tax Notice To:
James + Barbara Fields
120 8th Ave NW
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$10.00 and other good and valuable consideration to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **James A. Fields**, a married man (herein referred to as GRANTOR) hereby REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS to myself, **James A. Fields and Barbara Thrift Fields**, husband and wife, (herein referred to as GRANTEES, as joint tenants with right of survivorship) all of the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to Easements, Restrictions and Rights of Way of Record.

This Property is not homestead property as defined by the Code of Alabama.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD, to the said GRANTEES forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of April, 2014.


James A. Fields - Grantor

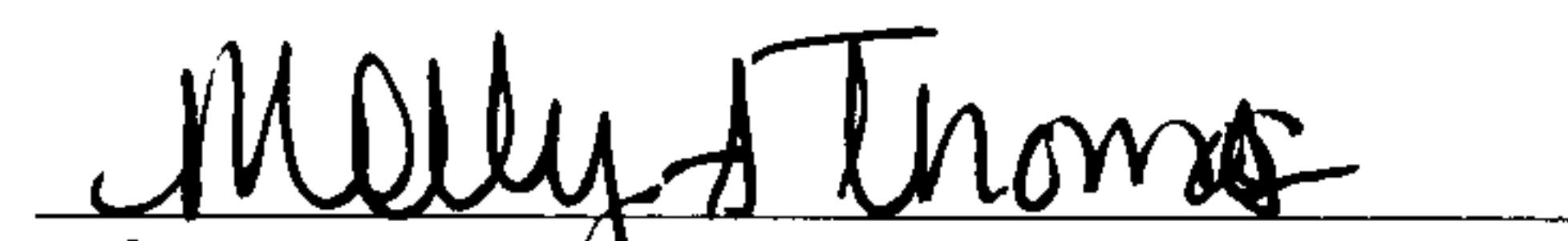
STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Fields, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 11th day of April, 2014.


20140414000107770 1/3 \$99.50
Shelby Cnty Judge of Probate, AL
04/14/2014 11:04:27 AM FILED/CERT


NOTARY PUBLIC

My Commission expires: 11-08-2015

EXHIBIT "A"

Attached Legal Description

Part of the SE 1/4 of NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County,

Alabama, being more particularly described as follows:

From the SW corner of said 1/4- 1/4 Section, run in an Easterly direction along the South line of said 1/4- 1/4 Section for a distance of 342.60 feet; thence turn an angle to the left of 70 deg. 33 min. 40 sec. and run in a Northeasterly direction for a distance of 192.00 feet; thence turn an angle to the left of 2 deg. 05 min. and run in a Northeasterly direction for a distance of 25.0 feet to an existing iron pin, said point being the point of beginning of the land herein described; thence continue along the last mentioned course for a distance of 150.00 feet (measures 149.81 feet) to an existing iron pin; thence turn an angle to the right of 84 deg. 28 min. and run in a Southeasterly direction for a distance of 230.84 feet to a point on the West line of South boundary L & N Railroad right of way, said point being 317.00 feet, measured along said West right of way line, North of its intersection with the South line of said 1/4- 1/4 Section; thence turn an angle to the right of 95 deg. 41.5 min. and run in a Southwesterly direction along the chord of a curve to the right for a distance of 125.0 feet, said curve being the common boundary between said railroad right of way and the property herein described; thence turn an angle to the right of 78 deg. 12.5 min. from a Southwesterly extension of said chord and run in a Northwesterly direction for a distance of 234.23 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.


20140414000107770 2/3 \$99.50
Shelby Cnty Judge of Probate, AL
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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 A. Fields
Mailing Address

120 8th Ave NW
Alabaster AL 35007

Grantee's Name James A. Fields + Barbara Fields
Mailing Address

120 8th Ave NW
Alabaster, AL 35007

Property Address 120 8th Ave NW
Alabaster, AL 35007

Date of Sale 4/11/14
Total Purchase Price \$

or
Actual Value \$

Assessor's Market Value \$ 158,630.00
1/2 Value is \$79,315.00

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 4/11/14

Print Greg Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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