

• This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Patrick Lantrip

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Patrick Lantrip and wife, Miranda Lantrip**, hereby remises, releases, quit claims, grants, sells, and conveys to **Patrick Lantrip and Miranda Lantrip** (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 ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Shelby County, AL 04/23/2014
State of Alabama
Deed Tax: \$5.00

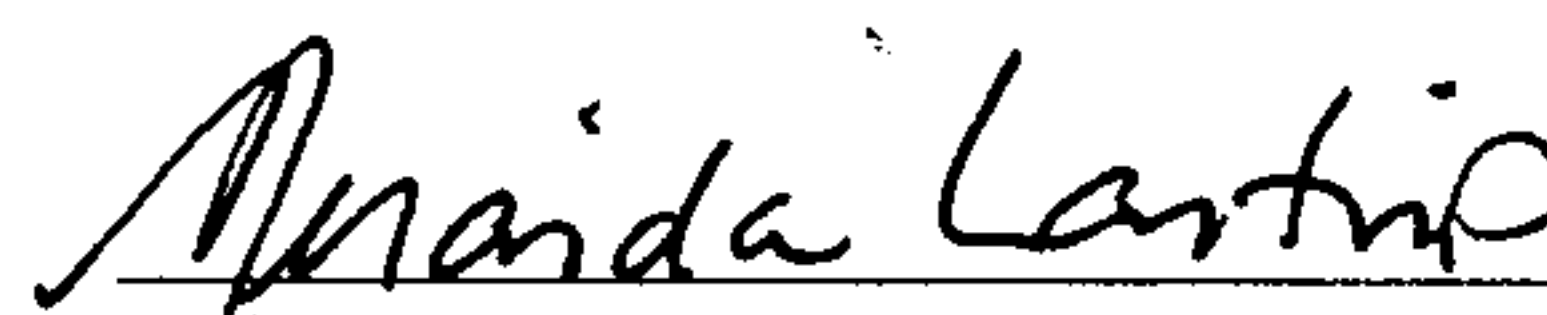
The above described property constitutes no part of the homestead of the Grantor.

This 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.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 23 day of April, 2014.


Patrick Lantrip


Miranda Lantrip

STATE OF ALABAMA
COUNTY OF SHELBY


20140423000119560 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
04/23/2014 01:35:52 PM FILED/CERT

I, Roger P. Mayfield, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patrick Lantrip and Miranda Lantrip**, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April, 2014.

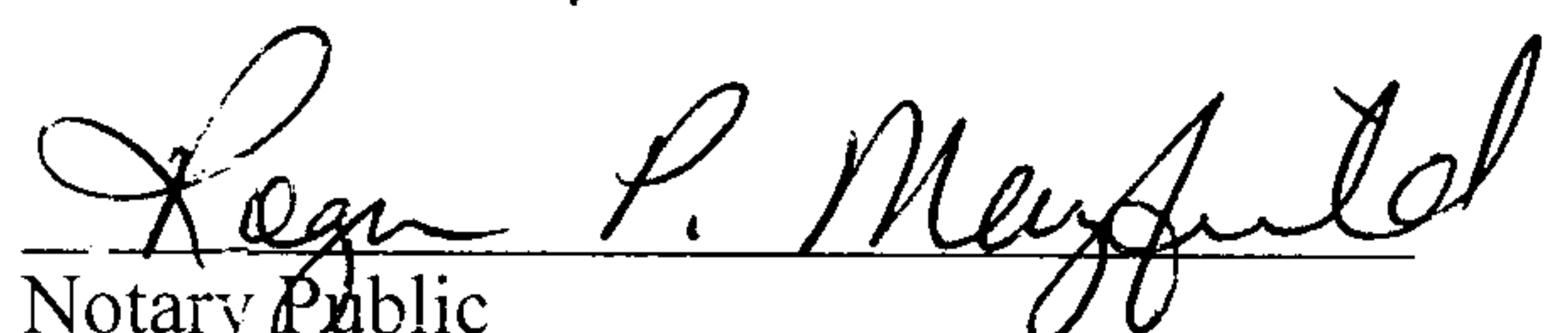

Notary Public
My Commission Expires **My Commission Expires**
November 23, 2016

EXHIBIT A
LEGAL DESCRIPTION

A part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and a part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, described as follows:

Begin at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section and run northerly along the West line thereof 575.87 feet; thence turn 90°00'00" right and run easterly 938.82 feet; thence turn 64°35'00" right and run southeasterly 362.76 feet; thence turn 57°31' right and run southwesterly 213.43 feet; thence turn 2°43' left and run southwesterly 183.43 feet; thence turn 4°32' right and run southwesterly 120.98 feet; thence turn 3°50' right and run southwesterly 75.62 feet; thence turn 11°23'30" left and run southwesterly 99.75 feet; thence turn 3°20' left and run southwesterly 120.12 feet; thence turn 111°31'30" right and run northwesterly 359.61 feet; thence turn 72°25'45" left and run southwesterly 199.34 feet; thence turn 96°31'45" right and run northwesterly 314.62 feet; thence turn 69°11' left and run westerly 140 feet to the point of beginning. Sold parcel containing 18.0 acres, more or less.


20140423000119560 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
04/23/2014 01:35:52 PM FILED/CERT

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

Real Estate Sales Validation Form

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

Grantor's Name Patrick Lantrip
Mailing Address 131 Lake Cottage Rd
Sterrett AL 35147

Grantee's Name Patrick Lantrip
Mailing Address 131 Lake Cottage Rd
Sterrett AL 35147

Property Address no address assigned

Date of Sale _____
Total Purchase Price \$ 5,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20140423000119560 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
04/23/2014 01:35:52 PM FILED/CERT

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 deed being recorded to obtain
parcel ID#

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 4/23/14

Print Miranda Lantrip

Sign Miranda Lantrip

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1