

SEND TAX NOTICE TO:
TAYLOR LEE BREWER
45630 Highway 25
Vincent, AL 35178

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

THIS IS A QUITCLAIM DEED executed and delivered this 14th day of February, 2014, by **CAROLYN B. BREWER**, a single woman, (hereinafter referred to as the "Grantor"), to **TAYLOR LEE BREWER**, a single man (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the real property described herein was conveyed by **FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR FRONTIER BANK** to **TAYLOR LEE BREWER and CAROLYN B. BREWER**;

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein to the Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto the Grantee, her interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1:

Commence at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama and proceed South 80 degrees 54' 13" West 2410.45 feet to the point of beginning of herein described parcel of land; thence continue South 80 degrees 54' 13" West 386.00 feet to a point in a curve on the Easterly right-of-way boundary of Alabama Highway No. 25 (ROW 80 feet); thence along a curve to the right with a delta angle of 17 degrees 38 minutes 36 seconds having a radius of 826.00 feet and an arc length of 254.35 feet, with a chord bearing and distance of North 15 degrees 36 minutes 39 seconds West 253.35 feet; thence North 9 degrees 31' 55" West along right-of-way for 72.65 feet; thence North 80 degrees 54' 13" East 400.00 feet; thence South 11 degrees 47' 46" East 324.72 feet, back to the Point of Beginning.

Shelby County, AL 05/07/2014
State of Alabama
Deed Tax: \$63.50


20140507000137600 1/4 \$86.50
Shelby Cnty Judge of Probate, AL
05/07/2014 12:36:13 PM FILED/CERT

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Parcel II:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 34, Township 18 South, Range 2 East and run South 895.46 feet; thence East 41.3 feet to the East right-of-way of Alabama Highway No. 25 and the Point of Beginning; thence continue East 510.94 feet; thence South 427.0 feet to South line of said 1/4-1/4 section; thence West 110.94 feet; thence North 327.0 feet; thence West 400.0 feet to the East right-of-way of Alabama Highway No. 25; thence North along said right-of-way 100.0 feet to the point of beginning, situated in Shelby County, Alabama.

LESS and EXCEPT THE FOLLOWING:

Commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East a distance of 895.46 feet; thence South 89 degrees 23 minutes 57 seconds East a distance of 41.30 feet to the Point of Beginning; thence continue along the last described course a distance of 511.04 feet; thence South 00 degrees 06 minutes 43 seconds West, a distance of 90.61 feet; thence South 89 degrees 18 minutes 31 seconds West, a distance of 113.54 feet; thence North 89 degrees 25 minutes 43 seconds West, a distance of 400.03 feet to a point on the Easterly ROW of Alabama Highway No. 25; thence North 01 degrees 39 minutes 40 seconds East and along said ROW, a distance of 93.39 feet to the Point of Beginning.

Being all of that certain property conveyed to Frontier Bank from Burt W. Newsome, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, by deed dated November 6, 2012 and recorded November 6, 2012 in Instrument No. 20121106000427460 of official records.

APN: 05-8-34-0001-005.000

Property Address: 45630 Highway 25
Vincent, AL 35178


20140507000137600 2/4 \$86.50
Shelby Cnty Judge of Probate, AL
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Subject to Ad valorem taxes for the current year

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

TO HAVE AND TO HOLD unto the said Grantee, and to his heirs, executors and assigns forever.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, **TAYLOR LEE BREWER**.

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of FEBRUARY, 2014.


CAROLYN B. BREWER

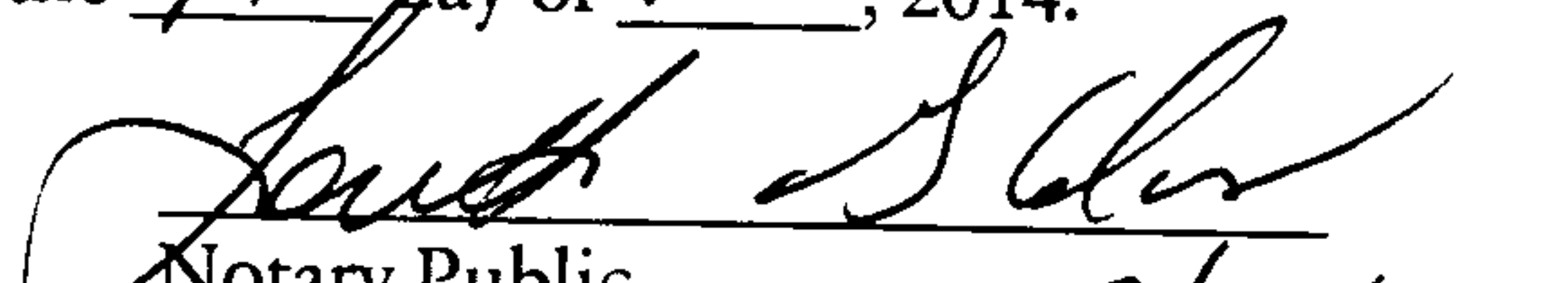
STATE OF ALABAMA)

Tupelo COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that CAROLYN B. BREWER, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of February, 2014.


Notary Public
My Commission Expires: 8/23/2017

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Leah F. Scalise
Hughes & Scalise, PC
600 Luckie Drive, Suite 310
Birmingham, AL 35223
(205) 871-0300



20140507000137600 3/4 \$86.50
Shelby Cnty Judge of Probate, AL
05/07/2014 12:36:13 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 Carolyn B. Brewer
Mailing Address 5460 Sunrise Drive
Birmingham, AL 35242

Grantee's Name Taylor Lee Brewer
Mailing Address 45630 Highway 25
Vincent, AL 35178

Property Address 45630 Highway 25
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 63,500

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 2/14/14

Unattested

Print

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

