

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and NO/100 (\$1.00) Dollars, in hand paid to the undersigned **Steven Curvin**, a Married man hereinafter called the Grantor, the receipt whereof is hereby acknowledged, the Grantor, hereby Releases, Quit-Claims, Grants, Sells and Conveys to **Shannon Curvin**, a Single woman hereinafter called Grantee, all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

This instrument was prepared without benefit of title examination on the part of the preparer.

TO HAVE AND TO HOLD to the said **Shannon Curvin**, a Single woman her heirs and assigns forever.

Given under my hand and seal this the 6th day of Feb, 2014.

Steven Curvin
Steven Curvin

STATE OF ALABAMA,
Tallapoosa COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Steven Curvin, a Married man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of Feb, 2014.

[Signature]
NOTARY PUBLIC
My Commission Expires: 9/29/15

This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Shelby County, AL 05/08/2014
State of Alabama
Deed Tax: \$45.00


EXHIBIT "A"
LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

Commence at the SE corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 7 minutes 12 seconds West along the South line of said section a distance of 685.49 feet to the Point of Beginning; thence continue along the last described course a distance of 685.49 feet; thence North 1 degree 36 minutes 46 seconds East a distance of 434.56 feet; thence South 88 degrees 23 minutes East a distance of 400.00 feet; thence North 01 degree 36 minutes 46 seconds East a distance of 443.43 feet; thence North 88 degrees 23 minutes 14 seconds West, a distance of 400.00 feet; thence North 01 degree 36 minutes 46 seconds East, a distance of 774.86 feet; thence North 89 degrees 34 minutes 26 seconds East, a distance of 112.10 feet to the Westerly and Southerly right of way of Shelby County Highway 333; thence South 40 degrees 54 minutes 3 seconds West along said right of way a distance of 45.92 feet; thence South 67 degrees 40 minutes 50 seconds East along said right of way a distance of 104.14 feet; thence South 3 degrees 18 minutes 29 seconds East and leaving said right of way a distance of 508.45 feet; thence South 85 degrees 47 minutes 13 seconds East, a distance of 461.67 feet; thence South 1 degree 37 minutes 53 seconds West a distance of 1017.14 feet to the Point of Beginning.

Subject to a 30 foot ingress, egress easement described as follows: Commence at the NW corner of the SW 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West, Shelby County Alabama; thence North 89 degrees 36 minutes 12 seconds East along the North line of said 1/4 - 1/4 section a distance of 677.13 feet; thence North 0 degrees 21 minutes 39 seconds East a distance of 210.13 feet; thence South 89 degrees 35 minutes 0 seconds East a distance of 171.59 feet to the Point of Beginning of the centerline of a 30 foot ingress, egress easement lying 15 feet to either side of described centerline; thence North 58 degrees 36 minutes 15 seconds East along said centerline 44.62 feet; thence North 65 degrees 13 minutes 07 seconds East along said centerline 249.88 feet; thence North 78 degrees 44 minutes 38 seconds East along said centerline 65.71 feet; thence South 84 degrees 18 minutes 12 seconds East along said centerline 62.65 feet; thence South 76 degrees 29 minutes 34 seconds East along said centerline 162.80 feet; thence South 85 degrees 11 minutes 17 seconds East along said centerline 75.73 feet; thence North 75 degrees 3 minutes 45 seconds along said centerline 35.43 feet to the right of way of Shelby County Highway 333 and the end of said centerline, according to the survey of Rodney Shiflett, dated October 14, 2002.

Also Subject to a 20 foot ingress egress easement lying 20 feet to the East of and parallel to the following described line: Commence at the SE corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 7 minutes 12 seconds West along the South line of said section a distance of 685.49 feet; thence continue along the last described course a distance of 685.49 feet; thence North 1 degree 36 minutes 46 seconds East a distance of 867.99 feet to the point of beginning of said parallel easement line; thence continue along the last described course a distance of 774.86 feet to the point of ending of said parallel easement line.


20140508000139320 2/3 \$65.00
Shelby Cnty Judge of Probate, AL
05/08/2014 02:38:10 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 Steve Curvin
Mailing Address 803 3rd St SW
Chickasaw, AL 35044

Grantee's Name Shannon Curvin
Mailing Address 585 Hwy 333
Columbiana, AL 35051

Property Address 585 Hwy 333
Columbiana, AL 35051

Date of Sale 02-06-14

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 45,000

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 5/8/14

Print

Gregory S. Gault

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1