

This Instrument Prepared By:

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Attorney at Law
P.O. Box 1422
Calera, AL 35040

Shelby County, AL 06/10/2014
State of Alabama
Deed Tax: \$42.00


20140610000175940 1/3 \$62.00
Shelby Cnty Judge of Probate, AL
06/10/2014 03:57:16 PM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Twenty-Four Thousand Seven Hundred Sixty Dollars and 00/100 (\$ 124,760.00) [$\frac{1}{2}$ interest being conveyed being valued at \$ 62,375.00] and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Anthony Rufus Smith, a single man**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Synthia Marie Partridge, a married woman**, hereinafter known as the GRANTEE, and both the Grantor and Grantee declare that **Elsie Marie Smith** died testate on or about 23 January, 2014, without a probate estate being probated, 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:

A part of the SE 1/4 of SE 1/4 Section 29 and part of NE 1/4 of NE 1/4 Section 32 and a part of the NW 1/4 of NW 1/4 Section 33, all in Township 21 South, Range 2 West, described as follows: Commence at the NE corner of the NE 1/4 of NE 1/4 of Section 32 and run North 88 degrees 20' East along North boundary of said Section 500 feet for Point of Beginning; Thence run South 3 degrees 44' East 1340 feet to a point which is North 88 degrees 20' East 500 feet from SW corner of NE 1/4 of NE 1/4 of said Section 32; Thence run North 88 degrees 20' East 908.5 feet; Thence North 28 degrees 40' West 580 feet; Thence North 61 degrees 20' East 168 feet; Thence South 29 degrees 45' East 543 feet; Thence North 69 degrees East 303.3 feet to SW corner of property formerly belonging to Tortorigo; Thence North 18 degrees 50' West along West line of Tortorigo land 610 feet; Thence South 68 degrees 40' West along Tortorigo Southwestern boundary 257 feet; Thence North 26 degrees 10' West along Tortorigo West boundary 918.5 feet; Thence South 58 degrees 10' West 224.5 feet to East boundary of right of way of L&N R.R.; Thence South 28 degrees 10' East along said right of way 103 feet to North boundary line of Section 32; Thence South 88 degrees 20' West along said Section line 432 to Point of Beginning. Except right of way of L&N R.R.

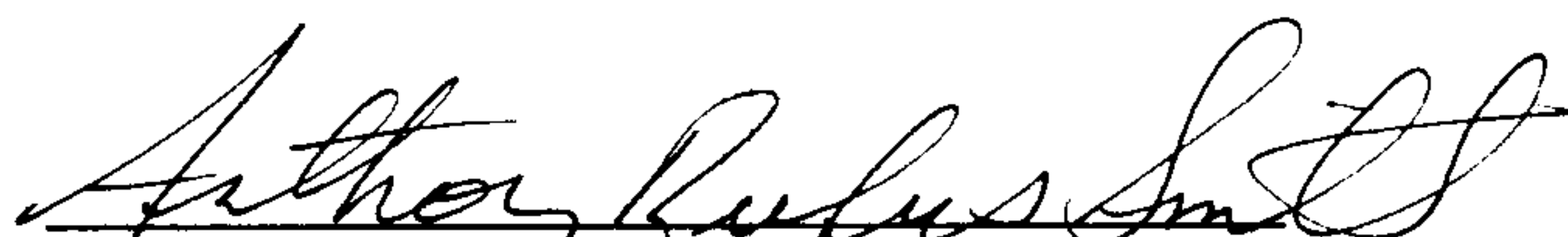
Subject to any and all easements, rights of way and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not

performed The legal description was taken from that certain instrument recorded as Instrument 1996-20664, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 14 day of FEB, 2014.

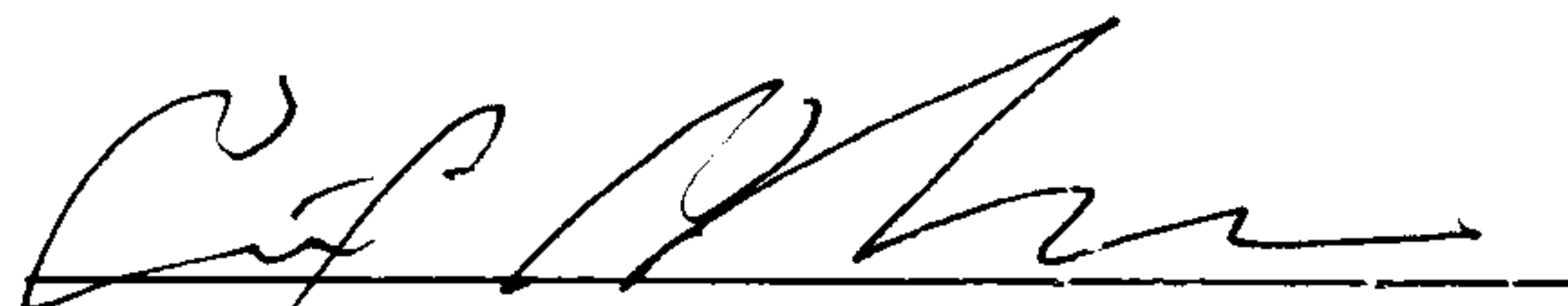

ANTHONY RUFUS SMITH
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Anthony Rufus Smith*, and who is known to me, acknowledged 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 14 day of FEB, 2014.


NOTARY PUBLIC
My Commission Expires: 09 March, 2016


20140610000175940 2/3 \$62.00
Shelby Cnty Judge of Probate, AL
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Closing did not occur in the
office of preparer.

Real Estate Sales Validation Form

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

Grantor's Name Anthony Ruben Smith
Mailing Address

Grantee's Name Synthia Marie Partridge
Mailing Address

238 Oak Tree Lane
Calera AL 35040

234 Oak Tree Lane
Calera AL 35040

Property Address 234 Oak Tree Lane
Calera AL 35040

Date of Sale 2/14/14

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 124,760.-

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 Tax Records

41,586

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

Print Synthia Marie Partridge
Sign Synthia Marie Partridge

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

