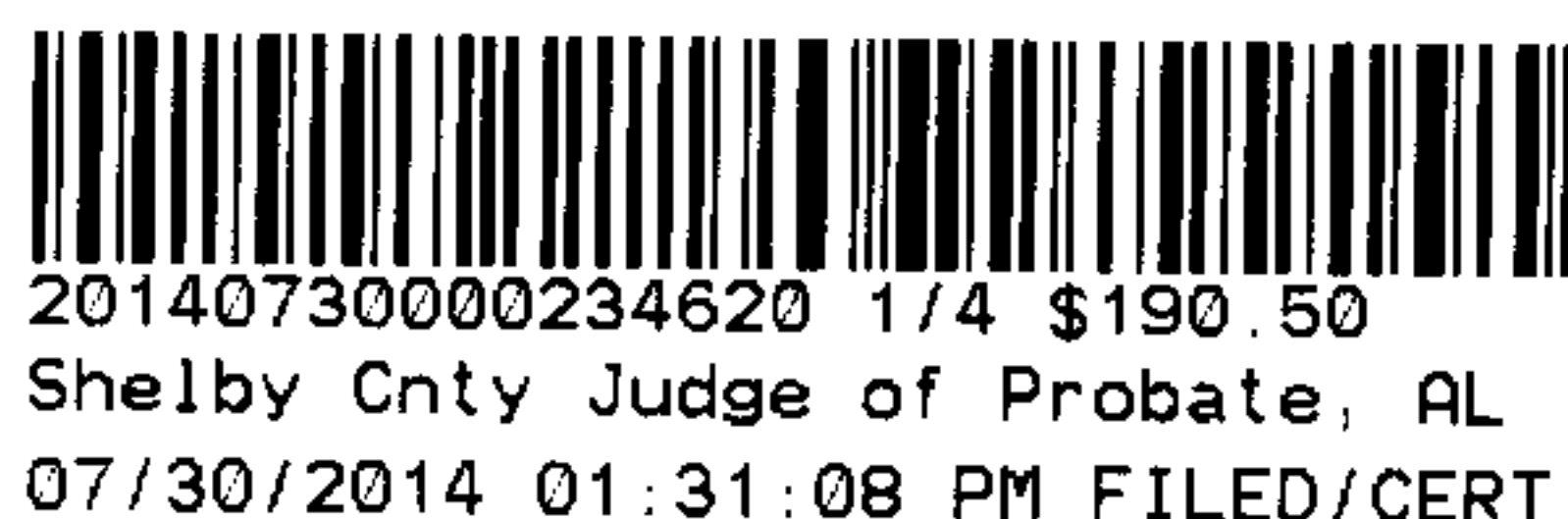


Value 167,500
4 pages — recording fee \$190.50



SEND TAX NOTICE TO:
JAN A. MIDGLEY
DEAN C. CLARK
234 Oak Tree Trail
Wilsonville, AL 35186

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

THIS IS A QUITCLAIM DEED executed and delivered this 17 day of July, 2014, by **JAN A. MIDGLEY**, a single woman, and **DEAN C. CLARK**, a single man (hereinafter referred to as the "Grantors"), to **JAN A. MIDGLEY and DEAN C. CLARK**, as joint tenants with right of survivorship (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Warranty Deed recorded on January 25, 1994, in the Shelby County, Alabama Probate Court, Instrument #1994-02715, JAN A. MIDGLEY conveyed the real property described herein as follows: an undivided 2/3 interest to JAN A. MIDGLEY, and an undivided 1/3 interest to DEAN C. CLARK, as tenants-in-common;

WHEREAS, **JAN A. MIDGLEY** and **DEAN C. CLARK** desire through this deed to change the ownership from tenants-in-common to joint tenants with right of survivorship while maintaining their respective two-thirds (2/3) and one-third (1/3) ownership interests in the property described herein.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby remise, release, quitclaim and convey unto **JAN A. MIDGLEY** a two-thirds (2/3) interest, and to **DEAN C. CLARK** a one-third (1/3) interest, as joint tenants with right of survivorship in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to Ad valorem taxes for current year.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises (the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantees, and to the survivor of them, and to the survivor's heirs, executors and assigns forever.

The parties intend by the execution of this deed to vest title in and to the Subject Property in Grantees, **JAN A. MIDGLEY**, as a two-thirds (2/3) interest owner, and **DEAN C. CLARK**, as a one-third (1/3) interest owner, as joint tenants with right of survivorship.

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTORS.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17 day of July, 2014.

Jan A. Midgley
JAN A. MIDGLEY
Dean C. Clark
DEAN C. CLARK

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that JAN A. MIDGLEY, 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 17 day of July, 2014.

Keith S. Allen
Notary Public
My Commission Expires: 8/23/2017

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that DEAN C. CLARK, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of July, 2014.

Keith S. Allen
Notary Public
My Commission Expires: 8/23/2017

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

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


20140730000234620 2/4 \$190.50
Shelby Cnty Judge of Probate, AL
07/30/2014 01:31:08 PM FILED/CERT

"EXHIBIT A"

Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East; thence proceed North 0 degrees (magnetic bearing) along the East boundary line of said 1/4-1/4 Section for a distance of 336.36 feet to a point, being the point of beginning of the parcel of land herein described; thence proceed in the same direction for an additional 375.00 feet to a point; thence turn an angle of 95 degrees 29 minutes to the left and proceed South 84 degrees 31 minutes West (mb) for a distance of 580.80 feet to a point; thence turn an angle 84 degrees 31 minutes to the left and proceed South 0 degrees (mb) for a distance of 375.00 feet to a point; thence turn an angle of 95 degrees 29 minutes to the left and proceed North 84 degrees 31 minutes East (mb) for a distance of 580.80 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East, Shelby County, Alabama.

Easement #1:

Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East; thence proceed North 0 degrees (magnetic bearing) along the East boundary line of said 1/4-1/4 Section for a distance of 336.36 feet to a point; thence turn an angle of 95 degrees 29 minutes to the left and proceed South 84 degrees 31 minutes West (mb) for a distance of 580.80 feet to a point; thence turn an angle of 95 degrees 29 minutes to the right and proceed North 0 degrees (mb) for a distance of 240.34 feet to a point, being the point of beginning of a 25 foot easement with the centerline of said easement being further described as follows: thence turn an angle of 77 degrees 05 minutes to the left and proceed North 77 degrees 05 minutes West (mb) for a distance of 64.8 feet to a point; thence turn an angle of 38 degrees 58 minutes to the left and proceed South 63 degrees 57 minutes West (mb) for a distance of 261.58 feet to a point; thence turn an angle of 43 degrees 27 minutes 22 seconds to the right and proceed North 72 degrees 35 minutes 58 seconds West (mb) for a distance of 217.86 feet to a point, being a point on the East side of an unpaved drive; thence turn an angle of 74 degrees 31 minutes 22 seconds to the left and proceed South 32 degrees 53 minutes West (mb) for a distance of 199.64 feet to a point; thence turn an angle of 22 degrees 11 minutes to the right and proceed South 55 degrees 04 minutes West (mb) for a distance of 190.76 feet to the point of intersection with the West boundary line of said NW 1/4 of the SE 1/4 of said Section 23, Township 20 South, Range 1 East, being a property line between Adron W. Dorrough and Walton N. Dorrough and being the end of above described easement.

Easement #2:

Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East; thence proceed North 0 degrees (magnetic bearing) along the East boundary line of said 1/4-1/4 Section for a distance of 336.36 feet to a point; thence turn an angle of 95 degrees 29 minutes left and proceed South 84 degrees 31 minutes West (mb) for a distance of 580.80 feet to a point; thence turn an angle of 95 degrees 29 minutes to the right and proceed North 0 degrees (mb) for a distance of 240.34 feet to a point; thence turn an angle of 77 degrees 05 minutes to the left and proceed North 77 degrees 05 minutes West (mb) for a distance of 64.8 feet to a point; thence turn an angle of 38 degrees 58 minutes to the left and proceed South 63 degrees 57 minutes West (mb) for a distance of 261.58 feet to a point; thence turn an angle of 43 degrees 27 minutes 22 seconds to the right and proceed North 72 degrees 35 minutes 38 seconds West (mb) for a distance of 217.86 feet to a point; thence turn an angle of 74 degrees 31 minutes 22 seconds to the left and proceed South 32 degrees 53 minutes West (mb) for a distance of 199.64 feet to a point; thence turn an angle of 22 degrees 11 minutes to the right and proceed South 55 degrees 04 minutes West (mb) for a distance of 190.76 feet to a point of intersection with the West boundary of said 1/4-1/4 Section and also being the point of beginning of a 25 foot easement with the centerline of said easement being further described as follows: thence continue along the same magnetic bearing for a distance of 63.95 feet to a point; thence turn an angle of 20 degrees 52 minutes 30 seconds to the right and proceed South 75 degrees 56 minutes 30 seconds West (mb) for a distance of 167.60 feet to a point, being a point on the centerline of an unpaved road; thence turn an angle of 102 degrees 50 minutes to the left and proceed South 26 degrees 53 minutes 30 seconds East (mb) for a distance of 61.7 feet to the point of intersection with the North right of way line of County Highway #61, being the end of the above described easement.

Easement #1 is lying in the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 East and Easement #2 is lying in the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 East.

Subject to easements, restrictions, limitations and rights of way of record.



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Shelby Cnty Judge of Probate, AL
07/30/2014 01:31:08 PM FILED/CERT

20140730000234620 4/4 \$190.50
Shelby Cnty Judge of Probate, AL
07/30/2014 01:31:08 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 Jan A. Midgley & Dean C. Clark
Mailing Address 234 Oak Tree Trail
Wilsonville, AL 35186

Grantee's Name Jan A. Midgley & Dean C. Clark
Mailing Address 234 Oak Tree Trail
Wilsonville, AL 35186

Property Address 234 Oak Tree Trail
Wilsonville, AL 35186

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 167,500

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 July 17, 2014

Unattested

(verified by)

Print Jan A. Midgley

Sign

Jan A. Midgley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1