

20140806000243950 1/4 \$65.50
Shelby Cnty Judge of Probate, AL
08/06/2014 12:53:49 PM FILED/CERT

~~AFTER RECORDING RETURN TO:~~
TITLE FIRST AGENCY
2944 FULLER AVE
GRAND RAPIDS, MI 49505
File No. 1571604

MAIL TAX STATEMENTS TO:
ELIZABETH BRITTON AND BRANDON WALKER
101 EUREKA ACRE ROAD
COLUMBIANA, AL 35051

This document prepared by:
FRANK P. DEC, ESQ.
8940 MAIN ST.
CLARENCE, NY 14031
866-333-3081

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Tax ID No.: 21-7-36-2-001-025.001

14027574

QUIT CLAIM DEED

1571604

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

THIS DEED made and entered into on this 23rd day of June, 2014, by and between **ELIZABETH BRITTON, AS SURVIVING SPOUSE AND JOINT TENANT OF LAWLER BRITTON WHO DIED MARCH 12, 2000**, a mailing address of 101 EUREKA ACRE ROAD, COLUMBIANA, AL 35051, hereinafter referred to as Grantor(s) and **ELIZABETH BRITTON, AN UNMARRIED WOMAN AND BRANDON WALKER, AN UNMARRIED MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 101 EUREKA ACRE ROAD, COLUMBIANA, AL 35051, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 101 EUREKA ACRE ROAD, COLUMBIANA, AL 35051

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: BOOK 186, PAGE 597, Recorded: 05/27/1988

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 21-7-36-2-001-025.001

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Elizabeth Britton
ELIZABETH BRITTON

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that ELIZABETH BRITTON, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23rd day of June, 2014

Brandon McClain
NOTARY PUBLIC Brandon Corrian McClain
My commission expires: 7-11-15

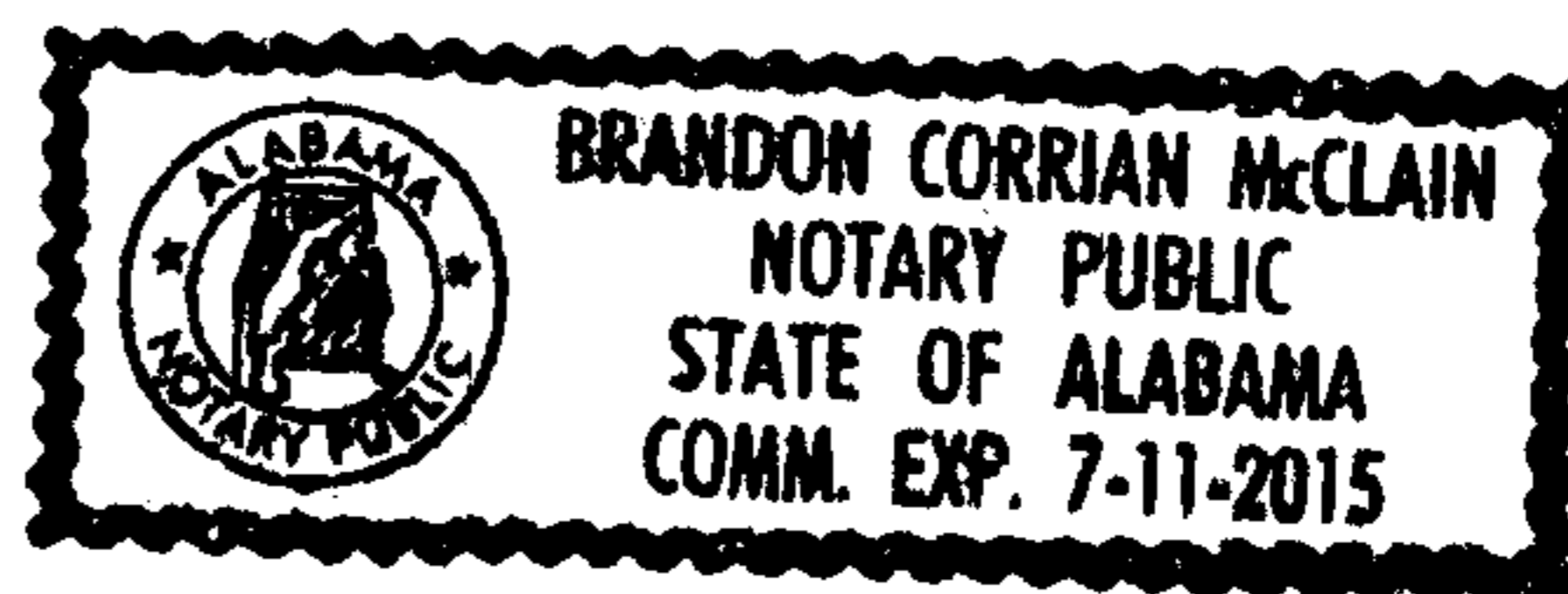


EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

TRACT NO. 5: COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 1 DEGREE 03 MINUTES WEST FOR A DISTANCE OF 1026.08 FEET TO THE POINT OF BEGINNING.

FROM THIS BEGINNING POINT CONTINUE SOUTH 1 DEGREE 03 MINUTES WEST FOR A DISTANCE OF 285 FEET; THENCE PROCEED NORTH 89 DEGREES 39 MINUTES EAST FOR A DISTANCE OF 277.25 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A SHELBY COUNTY ROAD; THENCE NORTH 65 DEGREES 33 MINUTES EAST ALONG THE NORTHERLY BOUNDARY OF SAID ROAD FOR A DISTANCE OF 201.26 FEET TO ITS POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF THE L & N RAILROAD; THENCE PROCEED NORTH 20 DEGREES 14 MINUTES WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD FOR A DISTANCE OF 205.60 FEET; THENCE PROCEED NORTH 88 DEGREES 57 MINUTES WEST FOR A DISTANCE OF 384.18 FEET TO THE POINT OF BEGINNING.

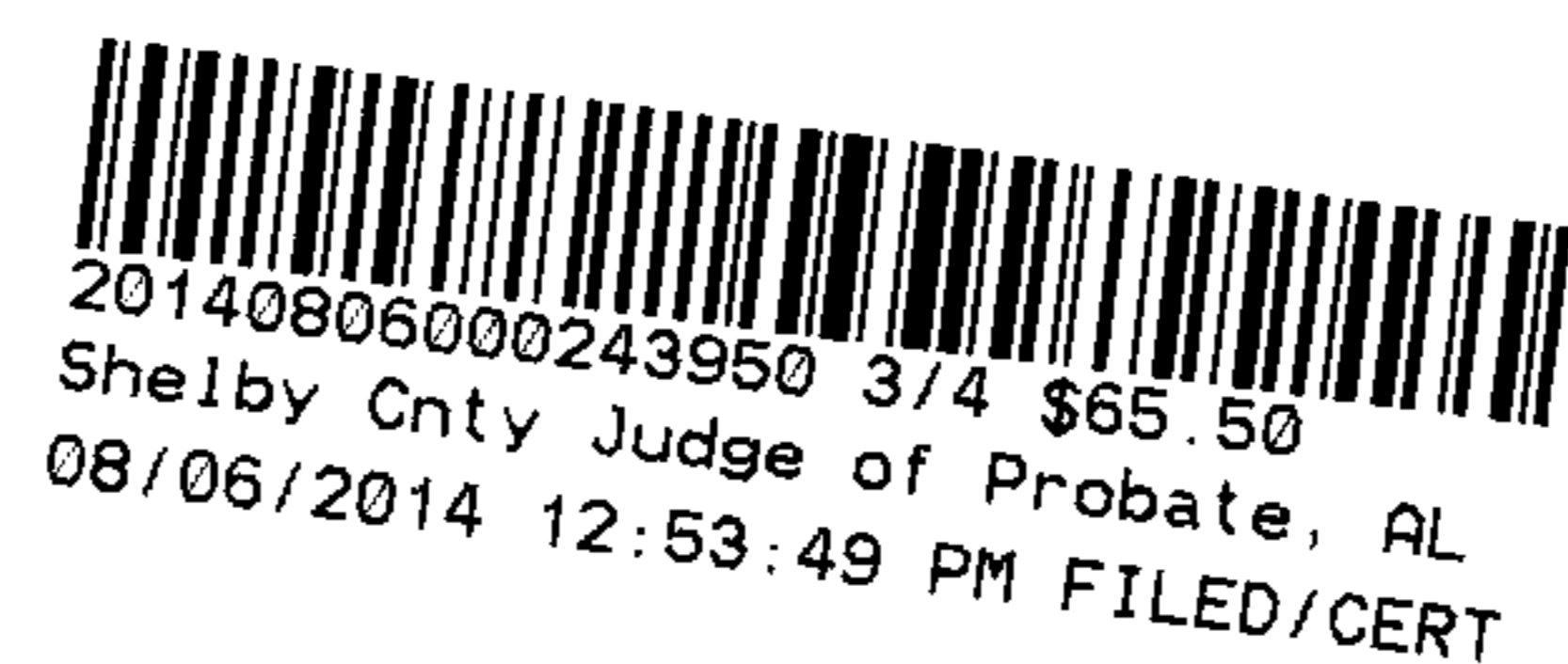
THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHWEST ONE-FOURTH OF THE NORTHWEST ONE-FOURTH OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND CONTAINS 2.61 ACRES.

ALSO INCLUDING:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 30 FEET WIDE OVER AN EXISTING DRIVE LEADING FROM SHELBY COUNTY HIGHWAY NO. 78, ADJACENT TO WEST LINE OF THE ABOVE DESCRIBED PROPERTY.

TAX ID NO.: 21-7-36-2-001-025.001

PROPERTY COMMONLY KNOWN AS: 101 EUREKA ACRE ROAD, COLUMBIANA, AL 35051



Real Estate Sales Validation Form

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

Grantor's Name Elizabeth Britton
Mailing Address Lawler Britton
101 Eureka Acre Rd.
Columbia, AL 35051

Grantee's Name Elizabeth Britton
Mailing Address Brandon Walker
101 Eureka Acre Rd
Columbia, AL 35051

Property Address 101 Eureka Acre Rd.
Columbia, AL 35051

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 84,900.00

Based on 1/2 value of 42,450.00



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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 10/23/14

Print Denine Anderson-Meyer

Sign Denine Anderson-Meyer

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1