

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Mickey L. Johnson, Esq.
2700 Pelham Parkway
Pelham, AL 35124

* Prepared without title examination *

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of one dollar (\$1.00), in accordance with the divorce agreement entered into by the Grantor and Grantee in case number DR 03-597.02, and for other good and valuable consideration in hand paid by Grantee herein, the receipt and sufficiency of which is hereby acknowledged, I, John Raymond Randall, as Grantor, do by these presents, remise, quitclaim and convey unto Michael B. Randall (son) and Amelia B. Randall (daughter), (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the intersection of the south line of the N 1/2 of the NE 1/4, Sec 2, Tp 19S, R2E, Shelby County, Alabama and the West boundary of US231 Highway Right of Way (ROW) and run North along said West boundary appx. 143 ft. to the centerline of the ground level water tank road easement of the town of Vincent, Alabama, thence turn an angle to the left of 77 degrees and 40 minutes and run West along the centerline of said easement apprx., 844 ft. to the water tank site, thence turn an angle of apprx. 50 ft, thence turn on an angle of apprx. 90 degrees to the left and run South along the East line of the site boundary 50 ft., thence turn an angle of 90 degrees to the right and run West along the South line of the site boundary 100 ft., to the SW corner of the water tank site, thence turn an angle of apprx. 90 degrees to the left and run South and parallel to the West line of the NE 1/4 of the of the NE 1/4 of said Sec 2 appx. 390 ft. to the south line of said N 1/2 of NE 1/4, Sec 2, thence turn an angle of apprx. 90 degrees to the left and run East along said south line apprx. 800 feet to the point of beginning, being 6 acres, more or less, including an easement along the entire length of said water tank road easement, excepting those mineral and mining rights not owned by grantor, and grantor retains easement along entire said water tank



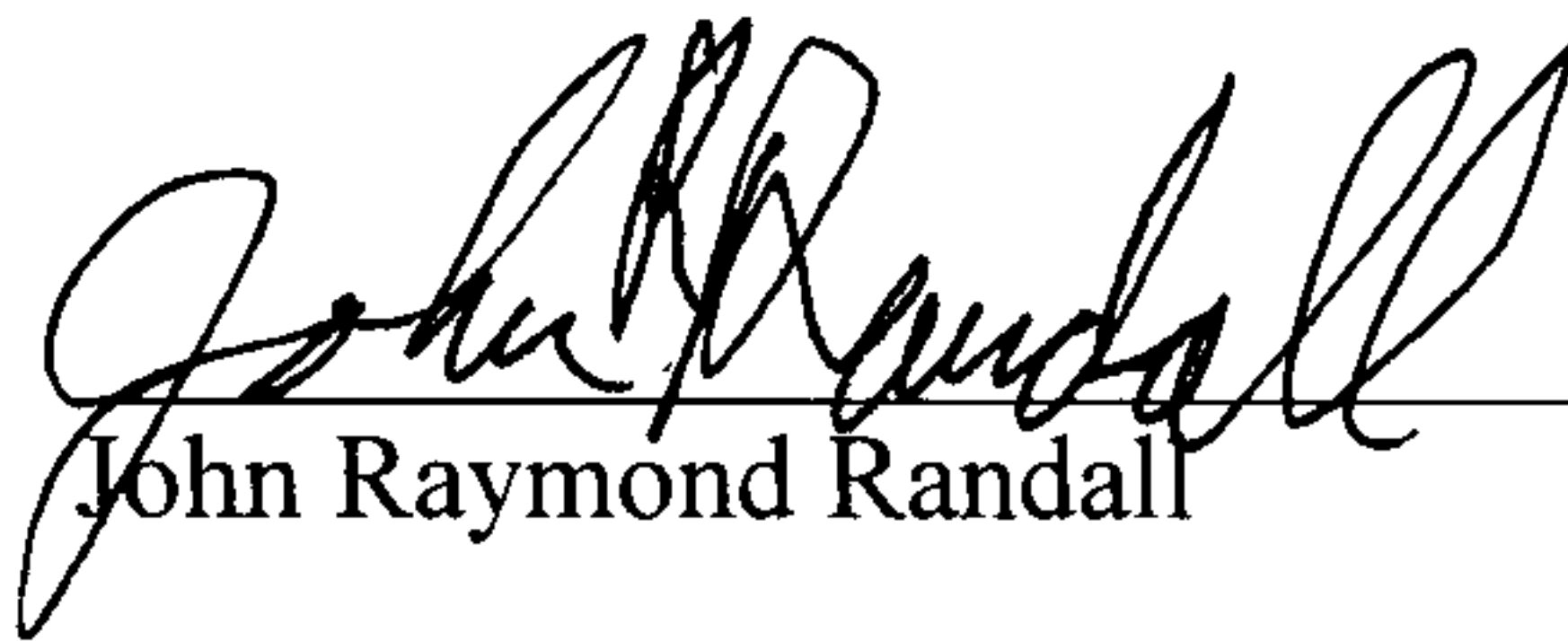
20140828000270730 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
08/28/2014 10:29:16 AM FILED/CERT

Quit Claim Deed
Randall Property
Page 1 of 2

Shelby County, AL 08/28/2014
State of Alabama
Deed Tax: \$28.00

TO HAVE AND TO HOLD, the Subject Property to the said Grantee, its successors and assigns forever.

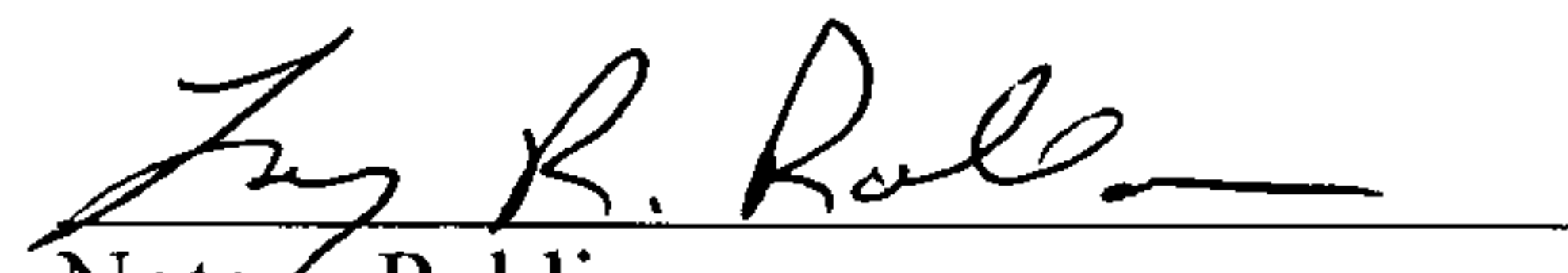
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by the undersigned on this 15 day of Dec, 2011.



John Raymond Randall

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that John Raymond Randall, whose name is signed to the foregoing Quit Claim Deed 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 15th day of December, 2011.


Notary Public
My commission expires: 2-7-14


20140828000270730 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
08/28/2014 10:29:16 AM 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 John R. Randall
Mailing Address 301 Stoney trail
Maylene AL 35761

Grantee's Name Michael & Amelia Randall
Mailing Address 417 Nature's Way SW
Huntsville AL 35824

Property Address No Address assigned

Date of Sale Dec 15, 2011
Total Purchase Price \$ 1
or
Actual Value \$
or
Assessor's Market Value \$ 27,720

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 Divorce Agreement

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 _____

Print Michael B Randall

☒ Unattested

Karen Nelson

Sign [Signature]

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

