

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**THIS INSTRUMENT WAS PREPARED  
WITHOUT BENEFIT OF SURVEY OR  
TITLE EXAM**

**QUIT CLAIM DEED**

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JAMES "Jim" N. CARROLL and BETTY L. CARROLL, husband and wife** (herein referred to as "Grantor"), do by these present grant, releases, remise, quit claim and convey unto **JBK CONSTRUCTION, LLC** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

**See Schedule A attached hereto**

**Street Address: Highway 39, Chelsea, Alabama 35043**

**Mortgage in favor of The Peoples Bank and Trust in the original principal amount of \$312,917.00 dated July 25, 2002 and recorded on at instrument number 20030116000032530; and all other encumbrances of record.**

**This property does not constitute the homestead of the Grantors.**

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the above does, for their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to convey the same as aforesaid, and that their heirs and assigns shall Warrant and Defend the premises to the said Grantee,

*Jac  
Be*

its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this \_\_\_\_ day of September, 2014.

JAMES N. CARROLL

*James N. Carroll*

STATE OF ALABAMA

COUNTY OF JEFFERSON

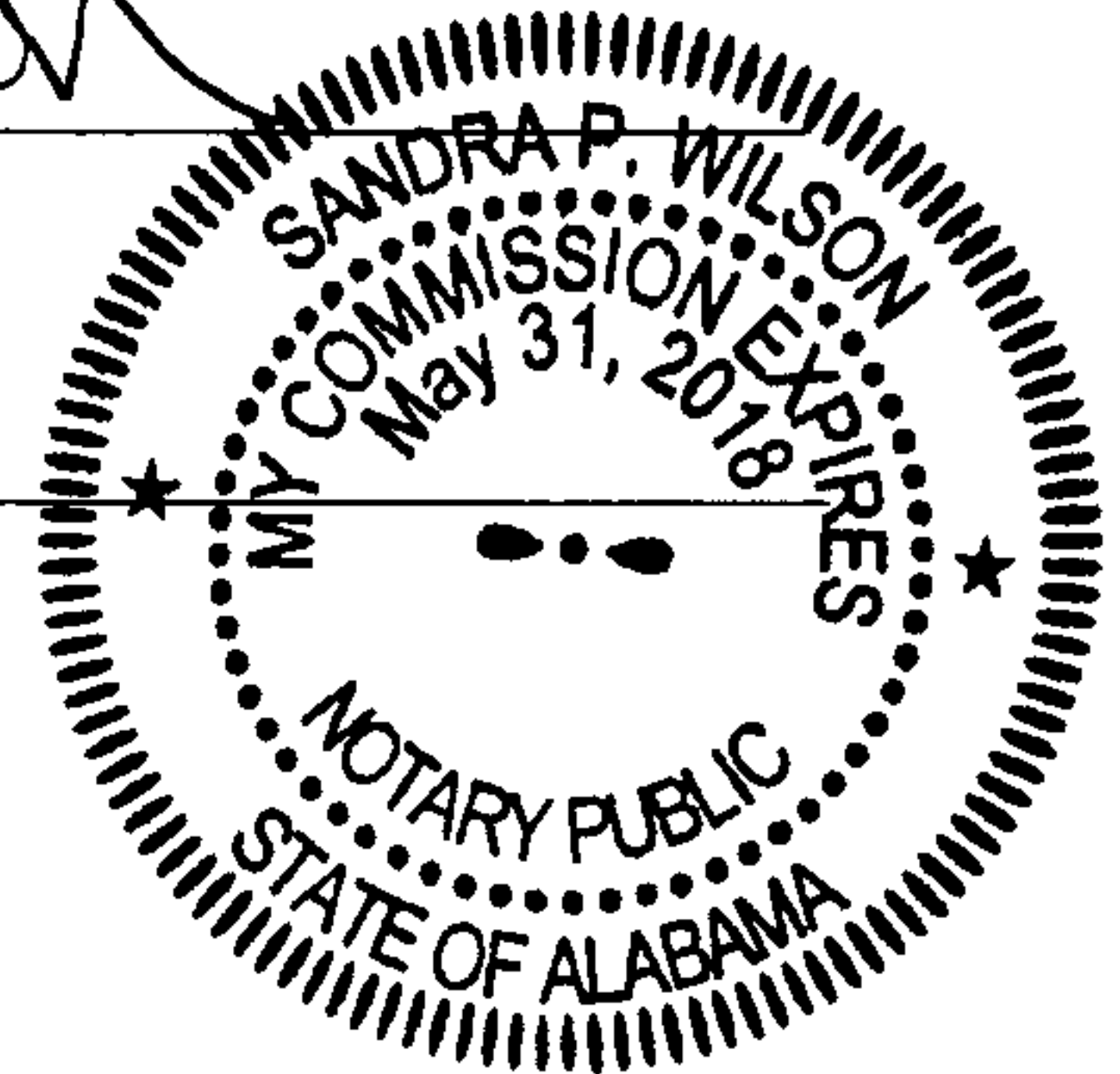
I, the undersigned notary public, in and for said county and state, hereby certify that JAMES N. CARROLL whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of September, 2014.

*Sandra P. Wilson*

Notary Public

My Commission Expires \_\_\_\_\_



[ADDITIONAL SIGNATURE PAGES TO FOLLOW]



20140910000282730 2/5 \$321.00  
Shelby Cnty Judge of Probate, AL  
09/10/2014 09:37:29 AM FILED/CERT

*JNC*  
*be*

In Witness Whereof, the said Grantor has set its hand and seal this 24 day of September, 2014.

**BETTY L. CARROLL**

Betty L. Carroll

**STATE OF ALABAMA**

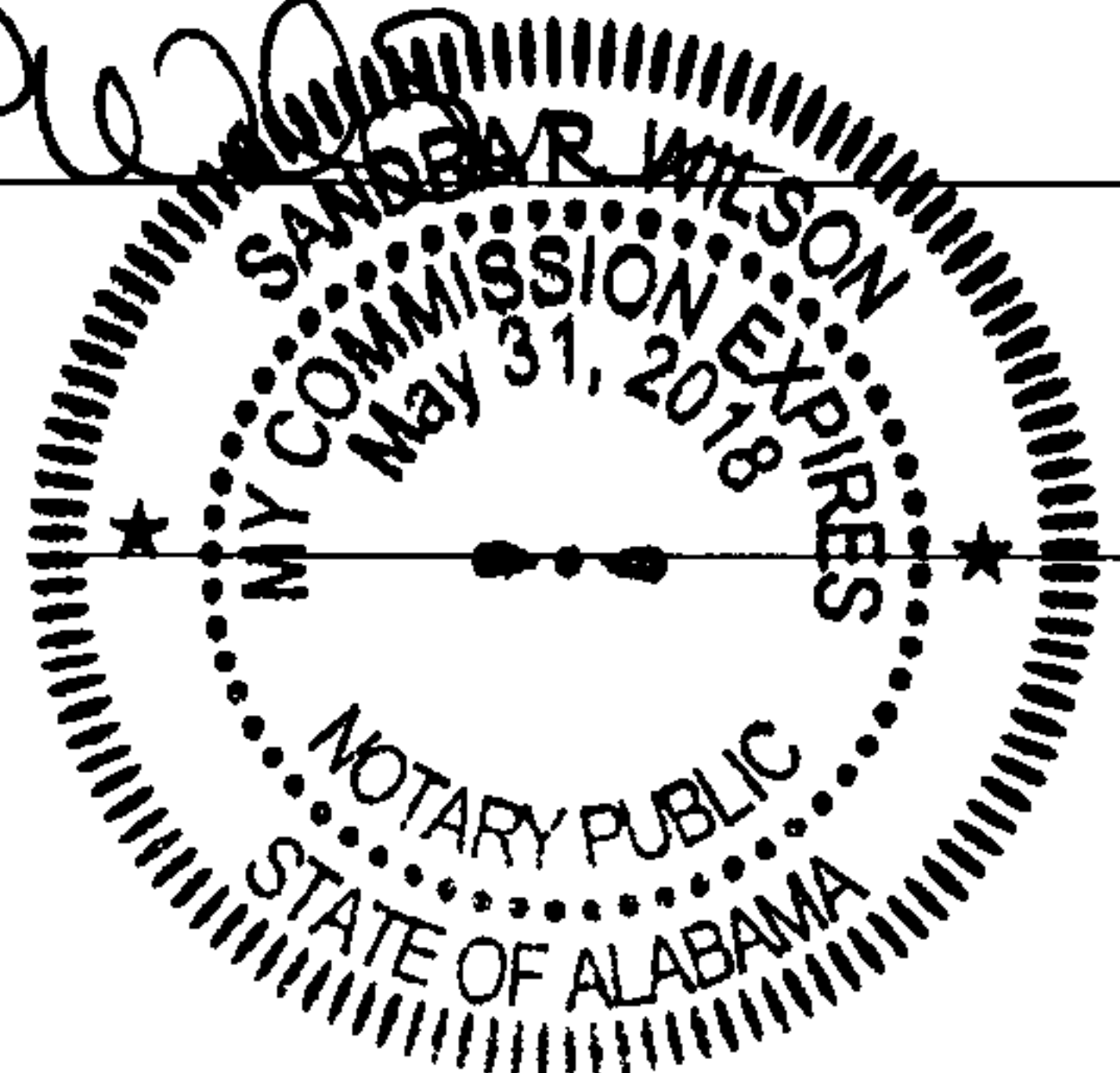
**COUNTY OF JEFFERSON**

I, the undersigned notary public, in and for said county and state, hereby certify that BETTY L. CARROLL 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 seal this 24 day of September, 2014.

Sandra Wilson  
Notary Public

My Commission Expires

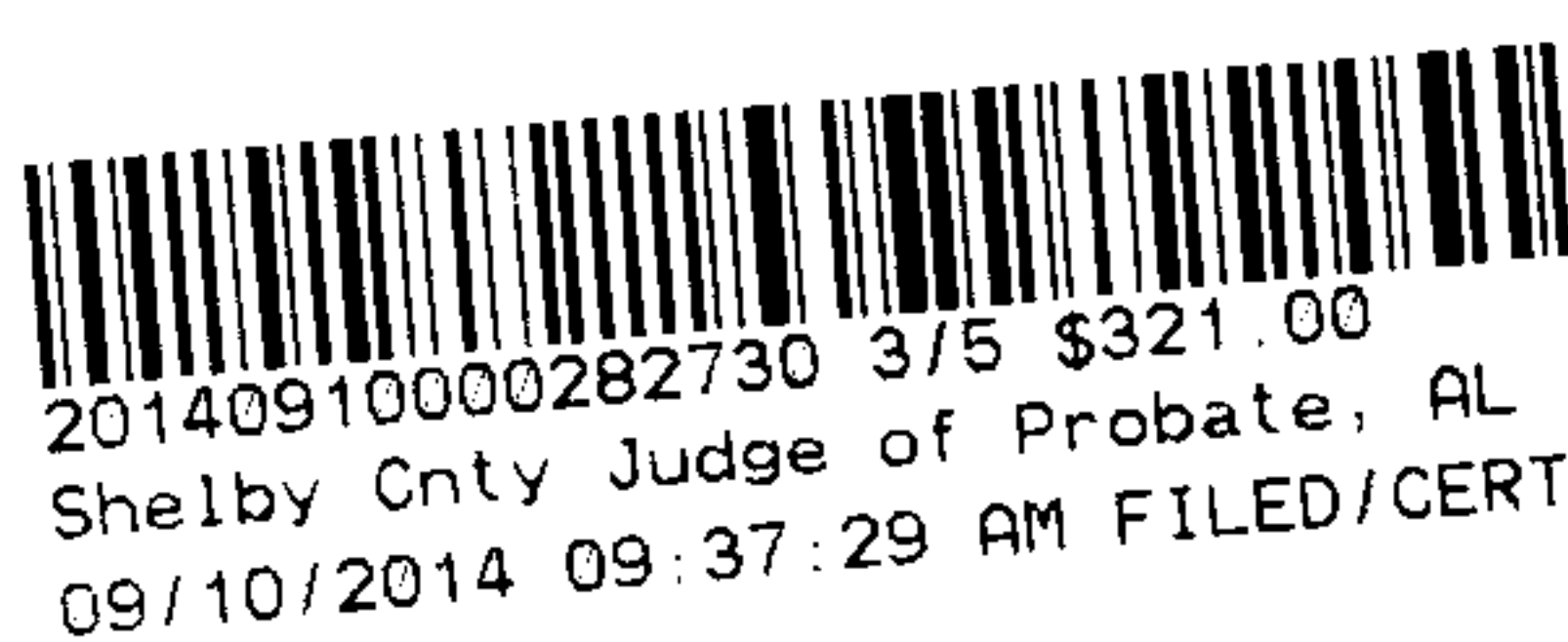


**GRANTEE'S MAILING ADDRESS:**

JB Construction, LLC  
c/o William Dennis Schilling  
1032 26<sup>th</sup> Street South  
Birmingham, Alabama 35205

**THIS INSTRUMENT PREPARED BY:**

Jamie Wilson, Esq.  
2019 Third Avenue North  
Birmingham, Alabama 35203  
Telephone: 205-278-8000



JWC  
Be

### LEGAL DESCRIPTION

A part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 West, more particularly described as follows:

Commence at the SE corner of said  $\frac{1}{4}$   $\frac{1}{4}$  section and run thence northerly along the Eastern boundary thereof a distance of 528 feet to a point; thence turn to the left and run westerly parallel with the Southern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 825 feet to a point; thence turn to the left and run Southerly parallel with the Eastern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 528 feet to a point on the Southern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  section; thence turn to the left and run easterly along the Southern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 825 feet to the point of beginning; being situate in Shelby County, Alabama.

Less and Except:

Commence at the Southwest Corner of the East one half of the Northeast Quarter of the Northeast Quarter of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run east along the south boundary line for 337.03 feet to the point of beginning; thence continue east along last said course for a distance of 297.82 feet to the west right of way line of Shelby County Road No. 39, thence turn an angle of 78 degrees 12 minutes 47 seconds to the left and run Northerly along said road right of way line for a distance of 147.90 feet; thence turn an angle of 06 degrees 21 minutes 28 seconds left and run northerly along said right of way line for a distance of 100.37 feet to the centerline of a asphalt driveway; thence turn an angle of 60 degrees 25 minutes 43 seconds left and run along said centerline of asphalt driveway for a distance of 69.25 feet; thence turn an angle of 12 degrees 13 minutes 49 seconds left and run along said centerline of asphalt driveway for a distance of 22.43 feet; thence turn an angle of 16 degrees 40 minutes 30 seconds left and run along said centerline of asphalt driveway for a distance of 16.01 feet; thence turn an angle of 31 degrees 11 minutes 47 seconds left and run along said centerline of asphalt driveway for a distance of 41.83 feet; thence turn an angle of 15 degrees 10 minutes 25 seconds left and run along said centerline of asphalt driveway for a distance of 27.55 feet; thence turn an angle of 11 degrees 22 minutes 27 seconds left and run along said centerline of asphalt driveway for a distance of 63.57 feet; thence turn an angle of 15 degrees 38 minutes 46 seconds right and run along said centerline of asphalt driveway for a distance of 41.43 feet; thence turn an angle of 14 degrees 21 minutes 15 seconds right and run along said centerline of asphalt driveway for a distance of 61.45 feet; thence turn an angle of 18 degrees 32 minutes 47 seconds right and run along said centerline of asphalt driveway for a distance of 57.90 feet; thence turn an angle of 14 degrees 01 minutes 43 seconds right and run along said centerline of asphalt driveway for a distance of 32.81 feet; thence turn an angle of 112 degrees 48 minutes 13 seconds left and run a distance of 169.09 feet to the point of beginning.

  
20140910000282730 4/5 \$321.00  
Shelby Cnty Judge of Probate: AL  
09/10/2014 09:37:29 AM FILED/CERT

*JnC*  
*BC*

# Real Estate Sales Validation Form

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

Grantor's Name James N. Carroll Grantee's Name JB1 Construction LLC  
 Mailing Address 10751 Bent Brook Drive Mailing Address 2 William Dennis Schilling  
Vance, AL P.O. Box 55147  
35490 B'ham, AL  
35255  
 Property Address 3050, 3054 & 3058 Date of Sale \_\_\_\_\_  
Hiram, AL Total Purchase Price \$ \_\_\_\_\_  
Chelton, AL or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 294,510.00  
35043

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Settlement of Unpublished  
☐ Closing Statement Conveyance Claim

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 a

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 9-10-2014

Print William Dennis Schilling

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140910000282730 5/5 \$321.00  
 Shelby Cnty Judge of Probate, AL  
 09/10/2014 09:37:29 AM FILED/CERT