


This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
SHELBY COUNTY


20140930000305360 1/4 \$64.50
Shelby Cnty Judge of Probate, AL
09/30/2014 08:09:15 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FORTY ONE THOUSAND THEE HUNDRED DOLLARS AND ZERO CENTS (\$41,300.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Shannon Buse**, as married woman and **Terri Connor**, a married woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Terri Connor** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County**, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 29th day of September, 2014.


Terri Connor


Shannon Buse

Shelby County, AL 09/30/2014
State of Alabama
Deed Tax: \$41.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, Amanda M. Curry, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terri Connor**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2014.

Amanda M. Curry
Notary Public
My Commission Expires: 04/15/2018

STATE OF ALABAMA
COUNTY OF Shelby

I, Amanda M. Curry, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shannon Buse**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2014.

Amanda M. Curry
Notary Public
My Commission Expires: 04/15/2018



20140930000305360 2/4 \$64.50
Shelby Cnty Judge of Probate, AL
09/30/2014 08:09:15 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

A part of the SE 1/4 of Section 20, Township 22 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West, and run West along said Section line 292 feet to the beginning point of the lot herein conveyed; thence North 28 degrees 47 minutes 30 seconds West 525.66 feet to the South right of way line of the Southern Railway Company; thence along said right of way South 59 degrees 56 minutes West 172 feet to the Northeast corner of property owned by Roselle Askins; thence run South 28 degrees 47 minutes 30 seconds East and along said Askins East property line to the South line of said Section 20 to a point which is 172 feet West of the beginning point; thence East along the South line of said Section 20 a distance of 172 feet to the point of beginning.

Less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West and run South 86 degrees 30 minutes West 302 feet; thence North 29 degrees 40 minutes West 225.0 feet to the point of beginning; thence continue North 29 degrees 40 minutes West 232.70 feet to the South right of way line of Highway No. 25; thence along Highway right of way South 63 degrees 03 minutes West 71.0 feet; thence run South 28 degrees 14 minutes East 232.80 feet; thence run North 63 degrees 03 minutes East 77.30 feet to the point of beginning.

Also less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South Range 2 West, and run thence South 86 degrees 30 minutes West along the South boundary of said Section 20 a distance 302 feet to the point of beginning which said point is marked by an iron pin; thence North 29 degrees 40 minutes West 225 feet; thence South 63 degrees 03 minutes West 77.30 feet; thence South 28 degrees 14 minutes East 188.72 feet to the South boundary of said Section 20 which said point is marked by an iron pin; thence North 86 degrees 30 minutes East along the South boundary of said Section 20 a distance of 91 feet to the point of beginning.

Also less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West; thence run West along the South line of said Section for 395.98 feet to the point of beginning; thence continue last described course for 87.38 feet; thence 62 degrees 03 minutes 15 seconds right and run Northwesterly for 159.31 feet; thence 96 degrees 12 minutes 54 seconds right and run 82.63 feet to an iron pin; thence 85 degrees 16 minutes 09 seconds right and run Southeasterly for 191.38 feet to the point of beginning.



20140930000305360 3/4 \$64.50
Shelby Cnty Judge of Probate, AL
09/30/2014 08:09:15 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 Shannon Buse & Terri Connor Grantee's Name Terri Connor
Mailing Address 1048 Pine Valley Dr Mailing Address 20 Drowned Dr
Calera, AL 36040 Calera, AL 36040

Property Address 10020 Hwy 25 Date of Sale 9/29/14
Calera, AL 36040 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 41,300 (1/6 value)

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
☐ Closing Statement

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 9-30-14

Print Shannon Buse

Unattested

(verified by)

Sign Shannon Buse
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1