

THIS INSTRUMENT PREPARED BY:
Carl E. Chamblee, Jr., Esq.
Chamblee & Malone, LLC
Attorneys at Law
5582 Apple Park Drive
Birmingham, Alabama 35235
(205) 856-9111

SEND TAX NOTICE TO:
Allan R. Lambert and Shelley Lambert
510 Legacy Drive
Springville, Alabama 35146

This instrument prepared without the benefit of title examination.

STATE OF ALABAMA

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)

QUIT CLAIM DEED

SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **ZACHARY ISAAC BIDDIE, a married man**, of 1228 4th Place Pleasant Grove AL 35127, *Z.B.* does hereby REMISE, RELEASE, QUIT CLAIM, GRANT, SELL, AND CONVEY to, **ALLAN R. LAMBERT and wife, SHELLEY BIDDIE LAMBERT of 510 Legacy Drive, Springville, Alabama 35146**, (hereinafter called the Grantees), all her right, title, interest and claims in or to the following described real estate, situated in Shelby County, Alabama, **497 Biddie Lane, Alabaster, Alabama 35007**, to-wit:

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 88 degrees 07 minutes 12 seconds West along the South line of said quarter-quarter a distance of 670.00 feet to a point; thence run North 00 degrees 24 minutes 34 seconds East a distance of 200.17 feet to a point; thence run North 88 degrees 07 minutes 12 seconds West a distance of 61.43 feet to a half inch steel rebar corner and the point of beginning of the property being described; thence run North 88 degrees 07 minutes 12 seconds West a distance of 514.19 feet to a one half inch steel rebar corner; thence run North 00 degrees 09 minutes 54 seconds East a distance of 475.64 feet to a one half inch steel rebar corner; thence run South 88 degrees 15 minutes 30 seconds East a distance of 514.19 feet to a one half inch steel rebar corner; thence run South 00 degrees 09 minutes 54 seconds a distance of 476.88 feet to the point of beginning, containing 5.6 acres, more or less.

Less and except the following:

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 21 south, Range 3 West, Shelby County, Alabama and run thence S 00 degrees 24 minutes 34 seconds West along the East line of said quarter-quarter 678.76 feet to a point; Thence run N 88 degrees 15 minutes 30 seconds West, 1,148.09 feet to a rebar corner and the point of beginning of the property being described; Thence run S 00 degrees 06 minutes 51 seconds West, 475.61 feet to a rebar corner; Thence run N 88 degrees 07 minutes 12 seconds West, 100.00 feet to a rebar corner; Thence run North 00 degrees 06 minutes 47 seconds East, 475.30 feet to a rebar corner; Thence run South 88 degrees 17 minutes 55 seconds East, 100.00 feet the point of beginning, containing 1.09 acres, more or less.

Coy H. Biddie that certain Grantee in instrument number 2001-01599, in the Office of the Judge of Probate of Shelby County, Alabama, having passed away on October 31, 2010, in Shelby County, Alabama.


20141007000314580 1/3 \$26.50
Shelby Cnty Judge of Probate, AL
10/07/2014 10:44:27 AM FILED/CERT

Shelby County, AL 10/07/2014
State of Alabama
Deed Tax \$6.50

The above property does not represent the homestead of ZACHARY ISAAC BIDDIE, nor that of his spouse.

Legal Description provided by Grantees.

TO HAVE AND TO HOLD to said Grantees forever.

Given under my hand and seal, this 4th day of October, 2014.

Zachary Biddie (Seal)
ZACHARY ISAAC BIDDIE

STATE OF ALABAMA


JEFFERSON COUNTY

)
) ACKNOWLEDGMENT
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ZACHARY ISAAC BIDDIE, an unmarried man**, 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 4th day of October, 2014.

Sophia McPherson Marsh
Notary Public
My Commission Expires: 5-13-2016


20141007000314580 2/3 \$26.50
Shelby Cnty Judge of Probate, AL
10/07/2014 10:44:27 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Zachary Isaac Biddie
Mailing Address 1228 4th Place
Pleasant Grove, AL 35127

Grantee's Name Allan R. Lambert, et al.
Mailing Address 510 Legacy Drive
Springville, Alabama 35146

Property Address 497 Biddie Lane
Alabaster, Alabama 35007

Date of Sale October 4, 2014

Total Purchase Price\$ _____

or

Actual Value \$ _____

Assessor's Market Value \$ 116,600.00

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

☐ Sale 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 the 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 Allan R. Lambert

Unattested
(verified by)

Sign Allan R. Lambert
(Grantor/Grantee/Owner/Agent) Circle one Form RT-1

