

This instrument was prepared by:

Alan C. Keith, Attorney
2100 Lynngate Drive
Birmingham, Alabama 35216

Send tax notice to:
Christine Bailey
1333 Windsor Court
Alabaster, AL 35007

QUITCLAIM DEED

20140930C00305430 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
09/30/2014 09:07:38 AM FILED/CERT

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Elizabeth S. Booth, a single person, by her attorney-in-fact, Christine Bailey, and Darcy B. Newlin nka Darcy Ward, a married person, hereby releases, quitclaims, grants, sells, and conveys to Christine Bailey, a single person (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein.

This deed was prepared without the benefit of a title search and with a legal supplied by the parties.

This property is not the homestead of Darcy B. Newlin nka Darcy Ward, a married woman, nor of her spouse.

Christine Bailey signs by authority of that certain Durable Power of Attorney as is recorded in Instrument 20030304000131170.

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Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to said GRANTEE forever. Given under our hand and seal on this September 26th, 2014.

Elizabeth S. Booth, by her Attorney in Fact Christine Bailey (Seal)
Elizabeth S. Booth, by her Attorney in Fact,
Christine Bailey

Darcy Ward (Seal)
Darcy B. Newlin nka Darcy Ward

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darcy B. Newlin nka Darcy Ward, a married person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on September 26, 2014.

My Commission Expires: 1/5/16

STATE OF ALABAMA }
JEFFERSON COUNTY }

Janita Pittman
Notary Public

* This deed is re-recorded to include Exhibit A which was originally omitted.

EXHIBIT A

WILLARD'S LOT

Commence at a 3/4 inch iron pipe marking the Northwest corner of the SW 1/4 of NE 1/4, Section 2, Township 24 North Range 14 East; thence run Southerly along the West boundary line of said SW 1/4 of NE 1/4, a distance of 646.72 feet to an iron pipe found on the Southern margin of Sawyer's Cove Road, (a county chert road); thence turn an angle of 114 degrees 48 minutes 58 seconds to the left and run along said county road a distance of 127.63 feet to a point; thence turn an angle of 7 degrees 45 minutes 42 seconds to the right and continue along said road a distance of 179.03 feet to a point; thence turn an angle of 19 degrees 17 minutes 11 seconds to the right and continue along said road a distance of 66.07 feet to a point; thence turn an angle of 1 degrees 18 minutes 51 seconds to the right and run a distance of 104.85 feet to a point on the Northern margin of said road which is the point of beginning of the parcel of land herein described; thence turn an angle of 20 degrees 29 minutes 20 seconds to the right and run along the Northern margin of said road a distance of 105.23 feet to a point; thence turn an angle of 13 degrees 24 minutes 36 seconds to the left and continue along the said Northern margin of said road a distance of 106.99 feet to a point; thence turn an angle of 97 degrees 04 minutes 04 seconds to the left and leaving said road, run a distance of 135.39 feet to a point; thence turn an angle of 65 degrees 37 minutes 16 seconds to the left and run a distance of 94.87 feet to a point; thence turn an angle of 26 degrees 35 minutes 51 seconds to the left and run a distance of 132.35 feet to a point; thence turn an angle of 94 degrees 25 minutes 11 seconds to the left and run a distance of 120.25 feet to the point of beginning. Said parcel is lying in the SW 1/4 of NE 1/4, Section 2, Township 24 North, Range 14 East and contains 0.71 acre.


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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 S Booth
Mailing Address 1333 Windsor Ct
Alabaster, AL 35007

Grantee's Name Christine Bailey
Mailing Address 1333 Windsor Ct.
Alabaster, AL 35007

Property Address 1233 Sanyas Cove Rd
Calera, AL 35040

Date of Sale 9/26/14
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 35,090 $\frac{1}{2}$ = 17,545.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 Christine Bailey

Sign Christine Bailey

(Grantor/Grantee/Owner/Agent) circle one

Unattested


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Form RT-1