

**QUITCLAIM DEED**

**STATE OF ALABAMA,  
SHELBY COUNTY**

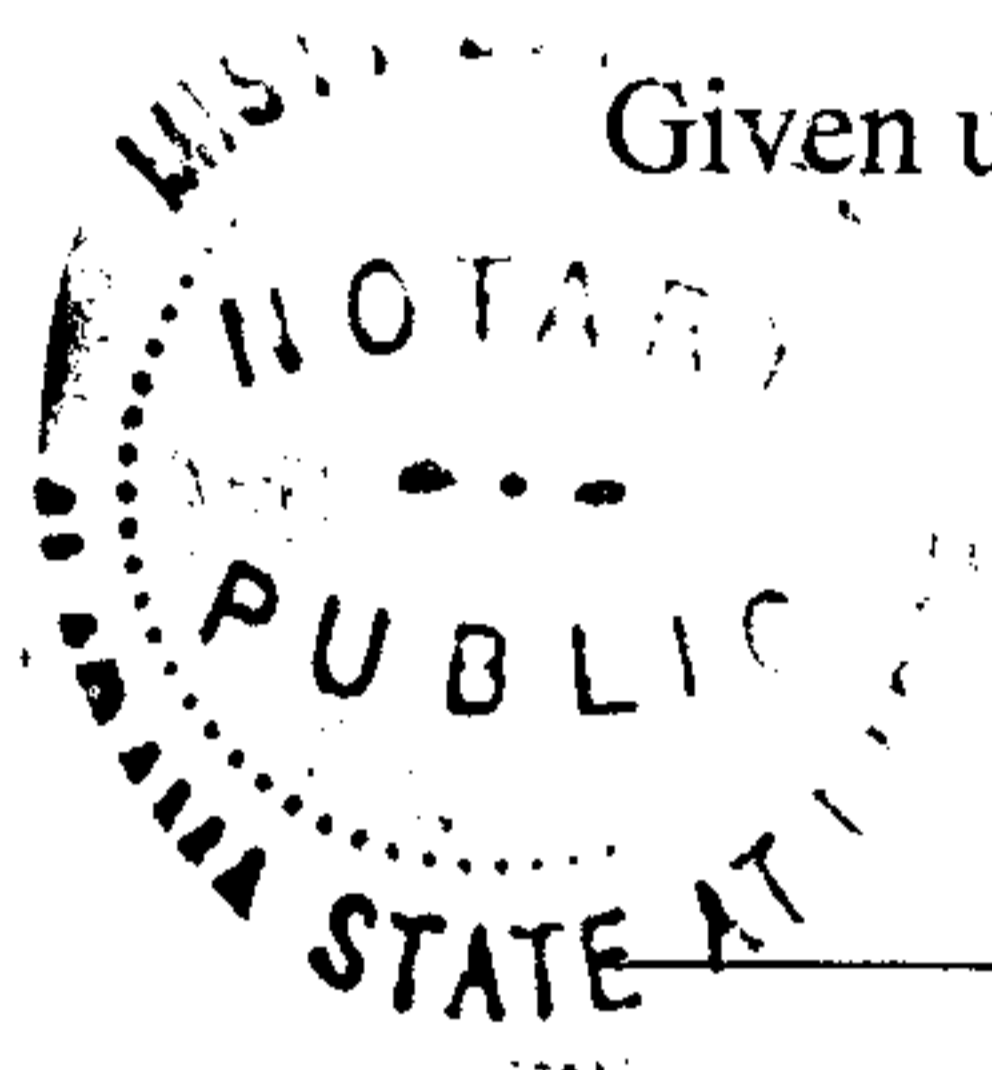
**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of a nominal fee and to clear title in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Roman Clay Gowers, married**, (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to **Estate of Maxine Barber, deceased, Shelby County Probate Case No. PR-2007-000507** (hereinafter called Grantee), the following real property, situated in **Shelby County, Alabama**, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

**THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.**

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

Given under my hand and seal, this 22 day of October, 2014.



Roman C. Gowers  
Roman Clay Gowers

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roman Clay Gowers, 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 22 day of October, 2014.

Misty Fields  
Notary Public

My Commission Expires: 8-26-15

Instrument Prepared By:  
William R. Justice, Attorney at Law  
P. O. Box 587  
Columbiana, AL 35051

**MISTY D. FIELDS  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES 8-26-2015**



20141110000354520 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
11/10/2014 03:31:13 PM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION


**PARCEL #3**

From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 677.08 feet to a 1/2" rebar, being the Point of Beginning of herein described parcel of land; thence continue along said course for a distance of 338.54 feet to a 1/2" rebar that is 338.55 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 90 deg. 00 min. 51 sec. right and run a distance of 587.27 feet to a 1/2 " rebar; thence turn 76 deg. 55 min. 09 sec. right and run a distance of 348.16 feet to a 1/2" rebar; thence turn 103 deg. 07 min. 54 sec. right and run a distance of 655.99 feet to the Point of Beginning of herein described parcel of land containing 4.87 acres.

Also right to use and subject to a non-exclusive easement for ingress, egress and utilities described as follows:

**EASEMENT "A"**

From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a 1/2" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 58.06 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for Ingress and egress; thence turn 126 deg. 54 min. 25 sec. right and run a distance of 215.02 feet along said easement centerline to a point; thence turn 02 deg. 48 min. 29 sec. left and run a distance of 242.23 feet along said easement centerline to a point; thence turn 17 deg. 29 min. 12 sec. left and run a distance of 71.40 feet along said easement centerline to a point; thence turn 29 deg. 10 min. 28 sec. left and run a distance of 68.47 feet along said easement centerline to a point; thence turn 13 deg. 33 min. 37 sec. left and run a distance of 218.56 feet along said easement centerline to a point; thence turn 23 deg. 04 min. 44 sec. right and run a distance of 80.04 feet along said easement centerline to a point of termination.

  
20141110000354520 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
11/10/2014 03:31:13 PM 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 : Roman Clay Gowers  
Mailing Address 436 Hwy 83  
Harpersville, AL 35078

Grantee's Name: Estate of Maxine Barber  
Mailing Address: 436 Hwy 83  
Harpersville, AL 35078

Property Address: \_\_\_\_\_  
Harpersville, AL 35078

Date of Sale 10-22-14  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 19,419.13

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 — Assessor's office

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 10-22-2014

Sign Roman C. Gowers  
(Grantor/Grantee/Owner/Agent) circle one

Print Roman C. GOWERS

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(Verified by)