


PREPARED WITHOUT BENEFIT OF SURVEY  
TITLE NOT EXAMINED  
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by  
Joel C. Watson, Attorney at Law  
PO Box 987, Alabaster, Alabama 35007

  
20141125000371170 1/4 \$88.00  
Shelby Cnty Judge of Probate: AL  
11/25/2014 08:57:57 AM FILED/CERT

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QUITCLAIM DEED

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STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of FIVE THOUSAND DOLLARS AND NO\100 to the undersigned  
grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

JEFFREY HALL, A Single man

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to

LINDA BRAGDON-HALL

(herein referred to as Grantee\Grantees) the following described real estate, in Shelby County,  
Alabama to wit:

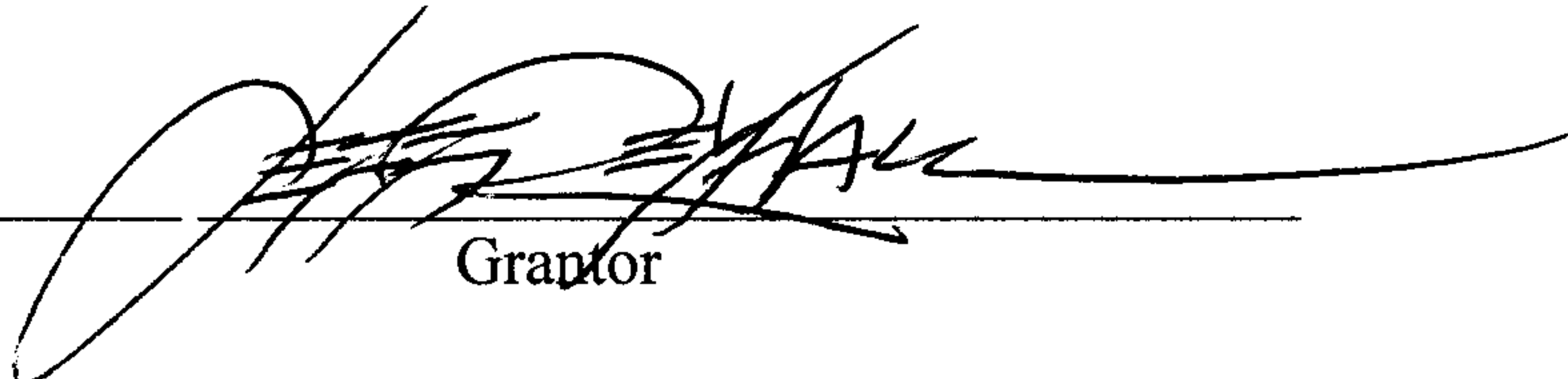
SEE EXHIBIT A FOR LEGAL DESCRIPTION

This deed is made pursuant to the grantor and grantee's Divorce agreement made of even date and  
filed for record in the Domestic Relation Division of the Circuit Court of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this  
20th day of October, 2014.

WITNESS:

  
\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

STATE OF ALABAMA)  
SHELBY COUNTY )

GENERAL ACKNOWLEDGEMENT

Shelby County, AL 11/25/2014  
State of Alabama  
Deed Tax: \$65.00



20141125000371170 2/4 \$88.00  
Shelby Cnty Judge of Probate: AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY HALL, A Single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 20<sup>th</sup> day of October A.D. 2014.

  
NOTARY PUBLIC



20141125000371170 3/4 \$88.00  
Shelby Cnty Judge of Probate, AL  
11/25/2014 08:57:57 AM FILED/CERT

EXHIBIT "A"

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of 993.75 feet; thence turn 104 deg. 10 min. to the left for a distance of 225.33 feet; thence turn 73 deg. 34 min. 55 sec. to the left for a distance of 232.48 feet to the point of beginning; thence continue along same line for a distance of 190.0 feet; thence turn 73 deg. 04 min. 10 sec. to the right for a distance of 220.06 feet; thence turn 104 deg. 10 sec. to the right for a distance of 220.06 feet; thence turn 104 deg. 40 min. 45 sec. to the right for a distance of 190.0 feet; thence turn 75 deg. 50 min. to the right for a distance of 227.25 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress being described as follows:  
Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for 993.75 feet to the point of beginning of subject easement; thence continue in the same direction Easterly a distance of 495.0 feet to the West line to the West line of Alabama Highway 119; thence turn left and run Northerly along said right of way for 15.0 feet; thence turn left and run Westerly and parallel to the South line for 495.0 feet, more or less, to a point 15 feet North of the point of beginning; thence turn 75 deg. 50 min. to the right and run Northerly 205.53 feet to a point; thence continue in the same direction Northerly for 19.8 feet; thence turn 73 deg. 34 min. 55 sec. to the left for a distance of 253.45 feet; thence turn 96 deg. 40 min. 40 sec. to the left for a distance of 19.6 feet; thence turn 83 deg. 25 min. 44 sec. to the left for a distance of 241.77 feet to a point which is 15 feet West of the East line of subject easement; thence turn right and run in a Southerly direction and parallel with the East line of subject easement a distance of 205.53 feet, more or less, to the South line of said SW 1/4 of NW 1/4; thence East along said South line a distance of 15 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 34 PAGE 652

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 MAY 28 AM 11:02

*Thomas W. Montgomery*  
JUDGE OF PROBATE

1	Final Tax	4.00
2		3.00
3		3.00
4		1.00
5		
6		
Total		15.00



# Real Estate Sales Validation Form

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

Grantor's Name Jeffrey Hall  
Mailing Address PO Box 1245  
Alabaster, AL 35007

Grantee's Name Linda Bragdon-Hall  
Mailing Address 180 Sycamore Lane  
Alabaster, AL 35007

Property Address 180 Sycamore Lane  
Alabaster, AL 35007

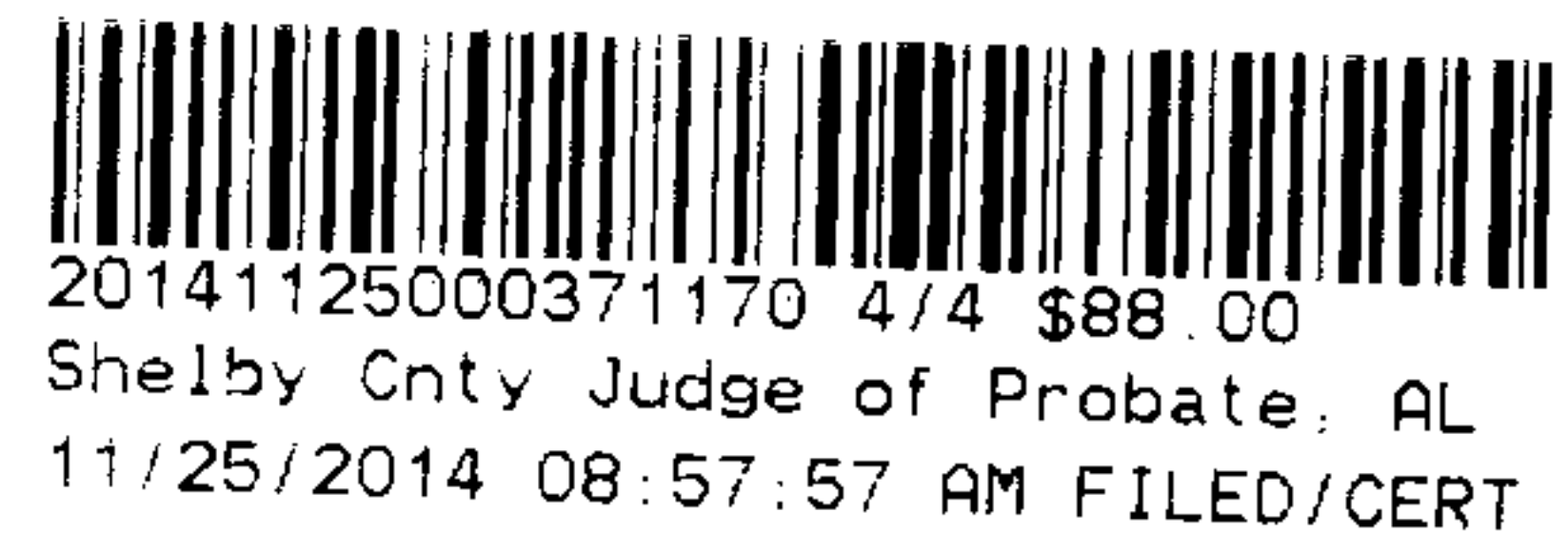
Date of Sale October 20, 2014  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 129,800 = 64,900  
(check)

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



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 11/22/14

Print Dawn Raso

☐ Unattested

Sign Dawn Raso

(verified by)

(Grantor/Grantee/Owner/Agent) circle one