

This instrument was prepared by:  
Ginger H. Knight  
Ginger H. Knight, Attorney at Law  
5184 Caldwell Parkway Suite 204-Box #299  
Hoover, Alabama 35244

Send tax notice to:  
Estate of Marie M. Wills  
Elaine Graves Freeman, Executor  
1776 Deo Dara Drive  
Hoover, Alabama 35226

**THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE**  
**QUITCLAIM DEED**



20141219000399800 1/4 \$38.50  
Shelby Cnty Judge of Probate, AL  
12/19/2014 02:57:26 PM FILED/CERT

**STATE OF ALABAMA ) : KNOW ALL MEN BY THESE PRESENTS:**  
**SHELBY COUNTY )**

That for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Betty C. Ware, a widow (the "Grantor")**, does hereby remise, release, quitclaim, grant, sell and convey unto **Elaine Graves Freeman and Denise Sims as Co-Personal Representatives of the Estate of Marie M. Wills (the "Grantee")**, all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Any and all interests of land excepted beginning in the fifteenth line of the property description in the January 13, 1983 deed prepared by Wallace, Ellis, Head & Fowler, Attorneys between H.E. Wills (now deceased) and wife, Marie M. Wills, and Thomas H. Ware (now deceased) and wife, Betty C. Ware as Grantors to Edward L. Osborn (now deceased) and Mildred Osborn as Grantees and recorded in Book 344, Page 587 in the Judge of Probate Office of Shelby County on said date. Said description from Grantors states: "...excepting a 30 foot strip of land on the South side of the centerline of above mentioned railroad grade, containing 52.35 acres, more or less, according to survey of James H. Seale, Registered Land Surveyor dated October 27, 1982....". Legal Description of said property is as follows:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 81.44' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 30.01'; thence N88°22'30"W, a distance of 246.66'; thence N81°41'00"W, a distance of 137.30'; thence S80°56'30"W, a distance of 361.15'; thence S64°20'30"W, a distance of 273.62'; thence S57°41'30"W, a distance of 302.05'; thence S72°12'30"W, a distance of 246.70'; thence N88°54'00"W, a distance of 302.71'; thence N81°53'00"W, a distance of 88.41'; thence S35°57'30"W, a distance of 33.93'; thence S81°53'00"E, a distance of 106.09'; thence S88°54'00"E, a distance of 309.54'; thence N72°12'30"E, a distance of 255.51'; thence N57°41'30"E, a distance of 304.13'; thence N64°20'30"E, a distance of 267.50'; thence N80°56'30"E, a distance of 352.19'; thence S81°41'00"E, a distance of 134.47'; thence S88°22'30"E, a distance of 249.26' to the POINT OF BEGINNING.

Said Parcel containing 1.36 acres, more or less as shown on the attached Exhibit A survey map.

This property is conveyed subject to ad valorem taxes, mineral and mining rights, covenants, restrictions, rights of way and encumbrances of record.

**TO HAVE AND TO HOLD** unto the said Grantee, its beneficiaries, successors and assigns forever.

**IN WITNESS WHEREOF**, Grantors have hereto set their signature and seal this 19 day of November, 2014.

**GRANTOR:**

Betty C. Ware  
**BETTY C. WARE**



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**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

I, Charles Scott Smith, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BETTY C. WARE**, 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19 day of December, 2014.

[Signature]  
Notary Public

[SEAL]

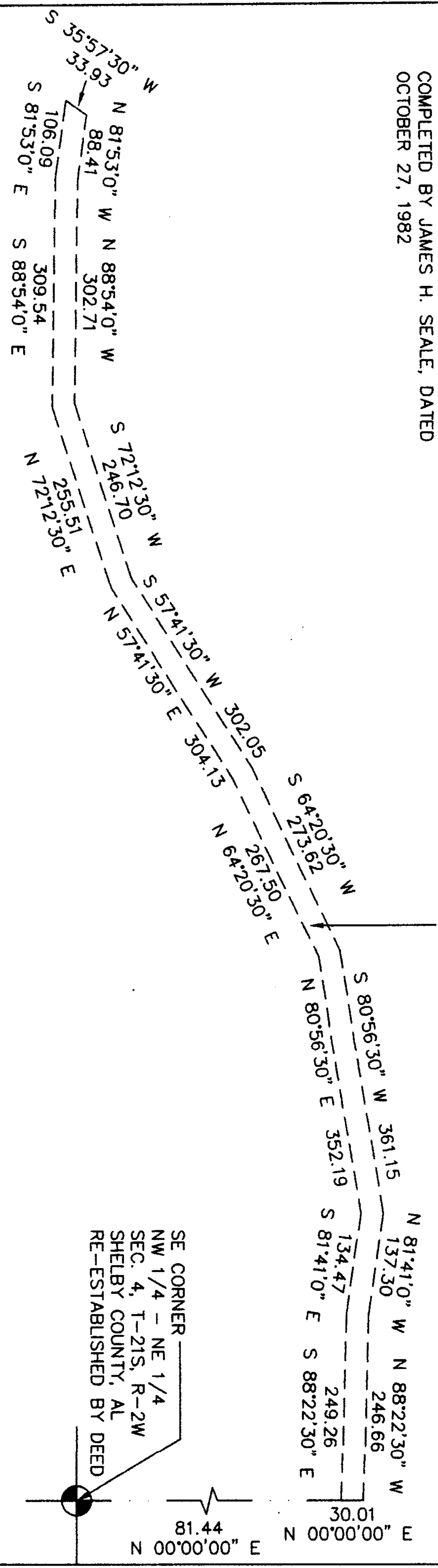
My commission expires: \_\_\_\_\_  
MY COMMISSION EXPIRES MAY 16, 2017



Exhibit A

BASED ON SURVEY PROVIDED BY CLIENT  
COMPLETED BY JAMES H. SEALE, DATED  
OCTOBER 27, 1982

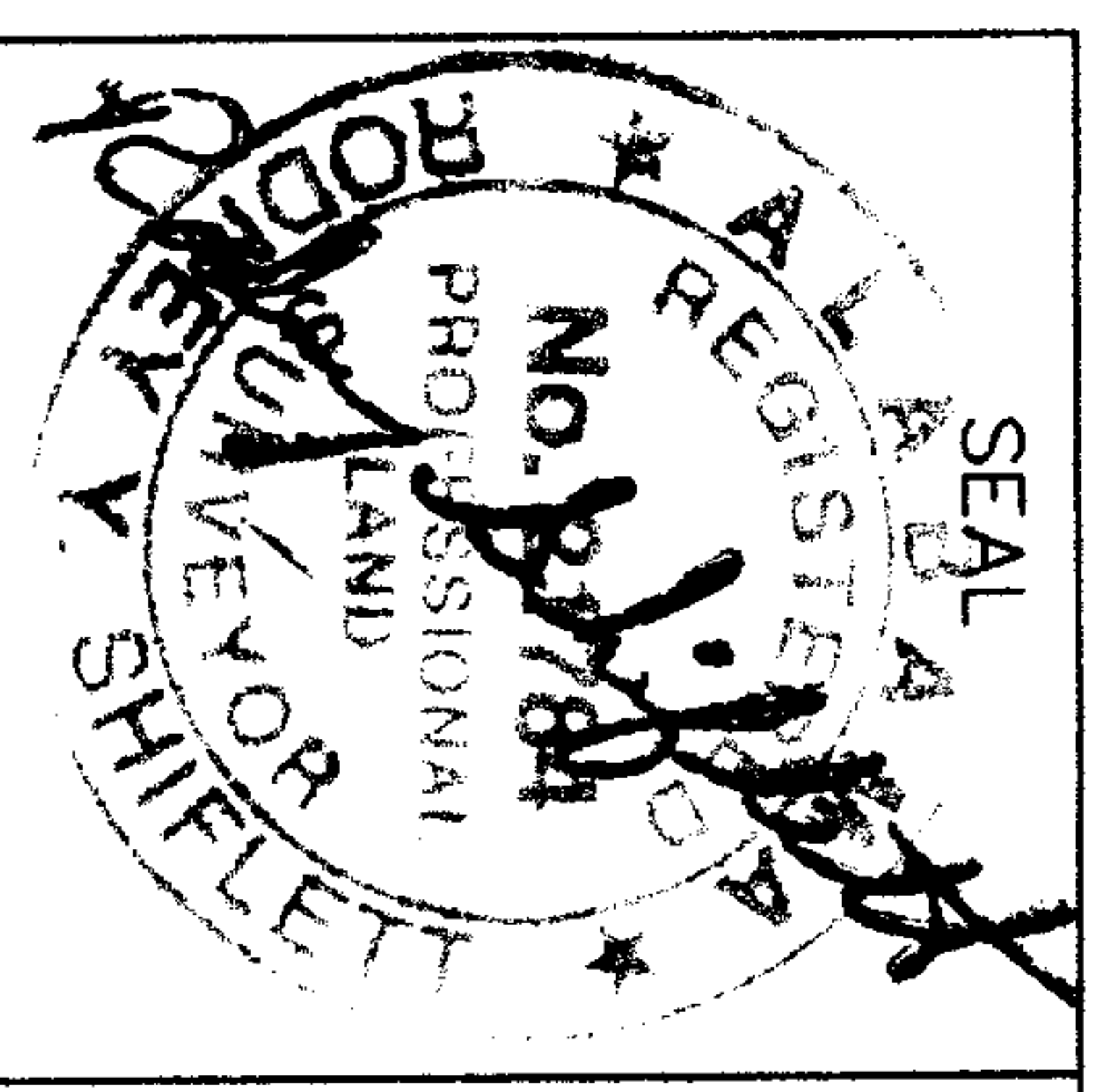
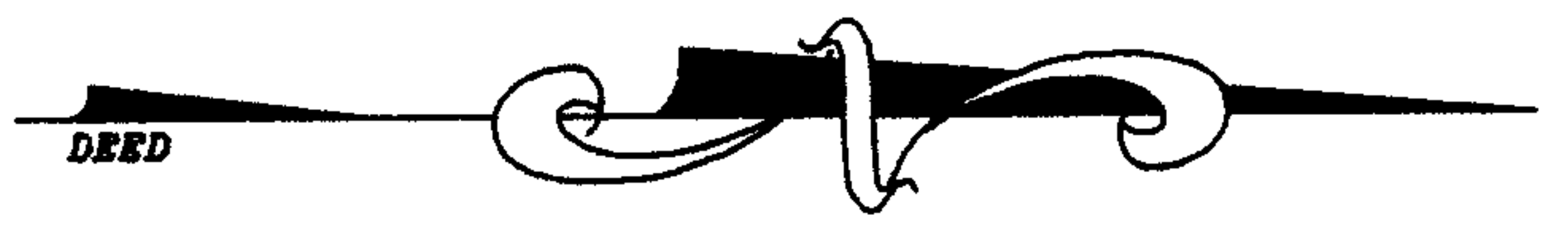
1.36± ACRES



Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 81.44' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 30.01'; thence N88°22'30"W, a distance of 246.66'; thence N81°41'00"W, a distance of 137.30'; thence S80°56'30"W, a distance of 361.15'; thence S64°20'30"W, a distance of 273.62'; thence S57°41'30"W, a distance of 302.05'; thence S72°12'30"W, a distance of 246.70'; thence N88°54'00"W, a distance of 302.71'; thence N81°53'00"W, a distance of 88.41'; thence S35°57'30"W, a distance of 33.93'; thence S81°53'00"E, a distance of 106.09'; thence S88°54'00"E, a distance of 309.54'; thence N72°12'30"E, a distance of 255.51'; thence N57°41'30"E, a distance of 304.13'; thence N64°20'30"E, a distance of 267.50'; thence N80°56'30"E, a distance of 352.19'; thence S81°41'00"E, a distance of 134.47'; thence S88°22'30"E, a distance of 249.26' to the POINT OF BEGINNING.

Said Parcel containing 1.36 acres, more or less.

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LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP
- DECK/PORCH

JOB NO. 14488  
DATE 12/19/14 DATE OF FIELD SURVEY 12/17/14  
ADDRESS  
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204  
COLUMBIANA, ALABAMA 35051  
TEL. 205-669-1205 FAX. 205-669-1298



# Real Estate Sales Validation Form


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

Grantor's Name Elaine Graves Freeman and Denise Sims as Grantee's Name Betty C. Ware  
Mailing Address co-Personal Representatives of the Estate of Mailing Address 235 Inverness Pkwy  
Marie M. Willis Apt 105  
1776 Deo Dara Dr Hoover, AL 35243  
Property Address N/A Date of Sale 12-19-14  
Total Purchase Price \$ ~~15000.00~~  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 15368

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 12-19-14

Print Elaine Graves Freeman

Unattested \_\_\_\_\_  
(verified by)

Sign Elaine Graves Freeman  
(Grantor/Grantee/Owner/Agent) circle one