

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Joseph Rodda and  
Irene Morales Mauss  
50 County Road 125  
Montevallo, AL 35115

STATE OF ALABAMA )  
SHELBY COUNTY ) **QUITCLAIM DEED: JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Twenty Five Thousand & 00/100 Dollars (\$25,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Peggy Sue Woods, a divorced woman**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Joseph Rodda and wife, Irene Morales Mauss**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

**See Attached Exhibit A.**

**Note: This instrument is prepared without evidence of title.**

**Note: This transfer shall include land lot with any and all improvements including a 1985 Riveroaks 14x80 serial number 15587. This instrument is recorded with a purchase money mortgage in the amount of \$23,000.00 in favor of Grantor.**

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 19 day of December, 2014 at 725 West Street, Montevallo, Alabama 35115.

GRANTORS

Peggy Sue Woods (L.S.)  
**Peggy Sue Woods**

Shelby County, AL 12/22/2014  
State of Alabama  
Deed Tax: \$25.00

STATE OF ALABAMA )

SHELBY COUNTY )

**ACKNOWLEDGMENT**


I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, Peggy Woods, which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19 day of December, 2014.

Angela Tubbs  
NOTARY PUBLIC  
My Commission Expires: 8/23/14



part of the NE 1/4 of SE 1/4 and SE 1/4 of NE 1/4 all in Section 29,  
Township 21 South, Range 1 West, Shelby County, Alabama, being more  
particularly described as follows:

  
20141222000400790 2/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
12/22/2014 10:59:20 AM FILED/CERT

From the southwest corner of the SE 1/4 of NE 1/4 of said Section, run in  
northerly direction along the west line of said 1/4-1/4 section for a  
distance of 199.82 feet, thence turn an angle to the right of 140°37'25"  
and run in a southeasterly direction for a distance of 747.83 feet to the  
point of beginning, thence turn an angle to the right of 180° and run in  
northwesterly direction for a distance of 275.00 feet, thence turn an  
angle to the right of 91°31'40" and run in a northeasterly direction for  
a distance of 527.75 feet, thence turn an angle to the right of 87°23'40"  
and run in a southeasterly direction for a distance of 11.00 feet to a  
point of curve, said curve being concave in a southwesterly direction and  
having a radius of 348.09 feet and a central angle of 15°04', thence turn  
an angle to the right and run in a southeasterly direction along the arc  
of said curve for a distance of 91.53 feet to the end of said curve,  
thence run in a southeasterly direction along a line tangent to the end  
of said curve for a distance of 131.00 feet to a point of curve, said curve  
being concave in a northeasterly direction and having a radius of 292.32  
feet and a central angle of 12°58', thence turn an angle to the left and  
run in a southeasterly direction along the arc of said curve for a distance  
of 66.16 feet to the end of said curve, thence turn an angle to the right  
and run in a southwesterly direction for a distance of 478.38 feet to  
the point of beginning, containing 3.3 acres, more or less.

ALSO KNOWN AS PARCEL 21 9 29 0 000 009.24 at the Shelby County  
Property Tax Commissioner Office.

SUBJECT TO ALL ITEMS OF RECORD

SITUATED IN SHELBY COUNTY, ALABAMA

One acre of land in the S.E.1/4 of the N.E.1/4 and the N.E.1/4 of the  
S.E.1/4 of Section 29, Township 21 South, Range 1 West, Shelby County,  
Alabama; described as follows:

Commence at the Southwest corner of the S.E.1/4 of the N.E.1/4 of said  
Section 29,

Thence run North along the west 1/4-1/4 line 199.82 feet,

Thence turn right 140 deg. 37 min. 25 sec. and run southeast 472.83 feet,

Thence turn left 88 deg. 28 min. 20 sec. and run northeast 227.75 feet to  
the point of beginning,

Thence continue last course 300.00 feet to a point on the west right-of-  
way of Dusty Hollow Road,

Thence turn right 87 deg. 23 min. 40 sec. and run southeast 11.00 feet  
along said right-of-way to the point of a clockwise curve having a delta  
angle of 09 deg. 49 min. 05 sec. and a radius of 348.09 feet,

Thence run along the arc of said curve 59.65 feet to a point in the  
center of a chert drive,

Thence turn right 44 deg. 12 min. 54 sec. from tangent and run southwest  
along said drive 43.32 feet,

Thence turn left 11 deg. 30 min. 41 sec. and continue southwest along said  
drive 60.30 feet,

Thence turn right 12 deg. 59 min. 48 sec. and continue southwest along  
said drive 42.64 feet,

Thence turn right 33 deg. 21 min. 04 sec. and continue southwest along  
said drive 50.19 feet,

Thence turn right 37 deg. 38 min. 14 sec. and run west 33.83 feet,

Thence turn left 35 deg. 09 min. 13 sec. and run southwest 113.39 feet,

Thence turn right 91 deg. 15 min. 08 sec. and run northwest 156.36 feet  
to the point of beginning.

According to my survey this 27th day of February 1989.

ALSO KNOWN AS PARCEL 21 9 0 000 009.005 at the Shelby County  
Property Tax Commissioner Office.

SUBJECT TO ALL ITEMS OF RECORD.

SITUATED IN SHELBY COUNTY ALABAMA.



File 2<sup>nd</sup>



20141222000400790 3/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
12/22/2014 10:59:20 AM 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 Peggy Woods  
Mailing Address 5675 Hwy 158  
Montevallo AL 35115

Grantee's Name Joseph Rodda / Irene Morales  
Mailing Address Mauss  
506 Rd 125  
Montevallo AL 35115

Property Address 460 Dusty Hollow Rd  
Columbiana AL 35051

Date of Sale 12/19/14  
Total Purchase Price \$ 25000.00

or  
Actual Value \$  
or  
Assessor's Market Value \$ 20,420.  
20,690.

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 Prop. Tax 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 12/19/14

Print Christopher R. Smitherman

Sign

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)