

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

THIS INSTRUMENT PREPARED BY:

Name: **ANN S. DERZIS**

Attorney at Law

2450 Valleydale Road

Birmingham, Alabama 35244

Send Tax Notice To:

BILLY F. FRANKLIN

171 Big Rock Drive

Calera, Alabama 35040

QUIT CLAIM DEED

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

LAKEESHA CLECKLER a/k/a LAKEESHA D. FRANKLIN, a divorced and unmarried person

hereby remises, releases, quit claims, grants, sells, and conveys to

BILLY F. FRANKLIN, a divorced and unmarried person

(hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

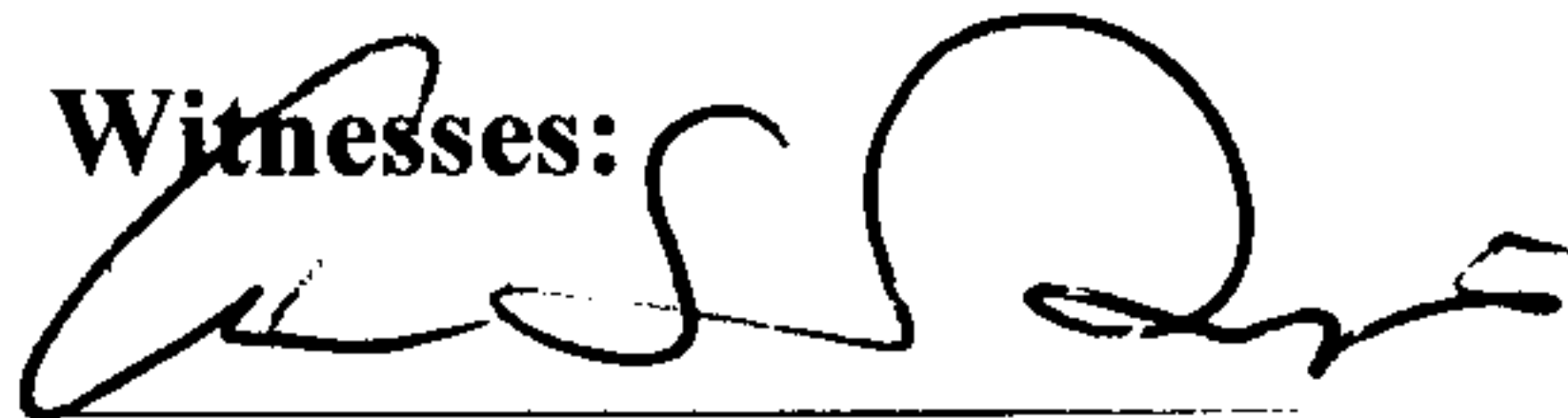
Subject to easements and restrictions of record

This Deed is being given in accordance to that Final Judgment of Divorce Decree issued on November 13, 2014, under case number DR 2014-900266, in the Circuit Court of Shelby County.

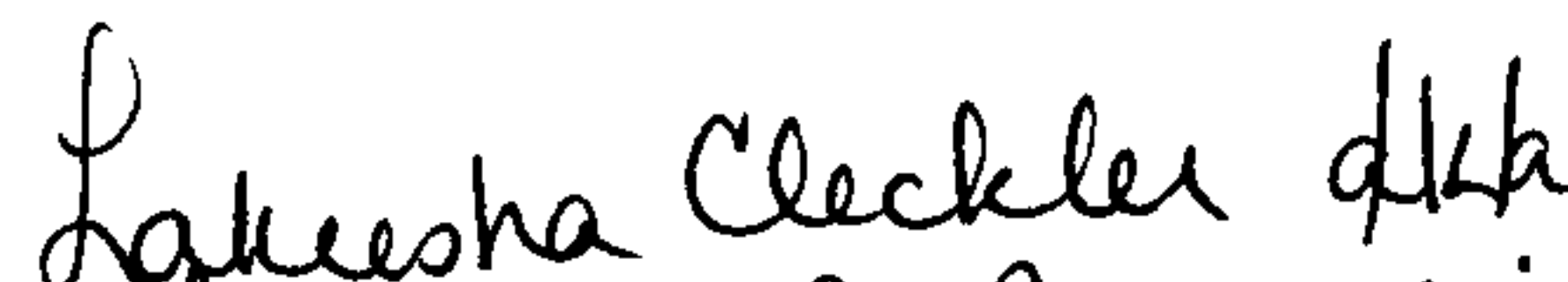

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under MY hand and seal, this 31st day of December, 2014.

Witnesses:



Shelby County, AL 02/11/2015
State of Alabama
Deed Tax: \$217.50


 (SEAL)
LAKEESHA CLECKLER a/k/a
LAKEESHA D. FRANKLIN

STATE OF ALABAMA)
JEFFERSON COUNTY)



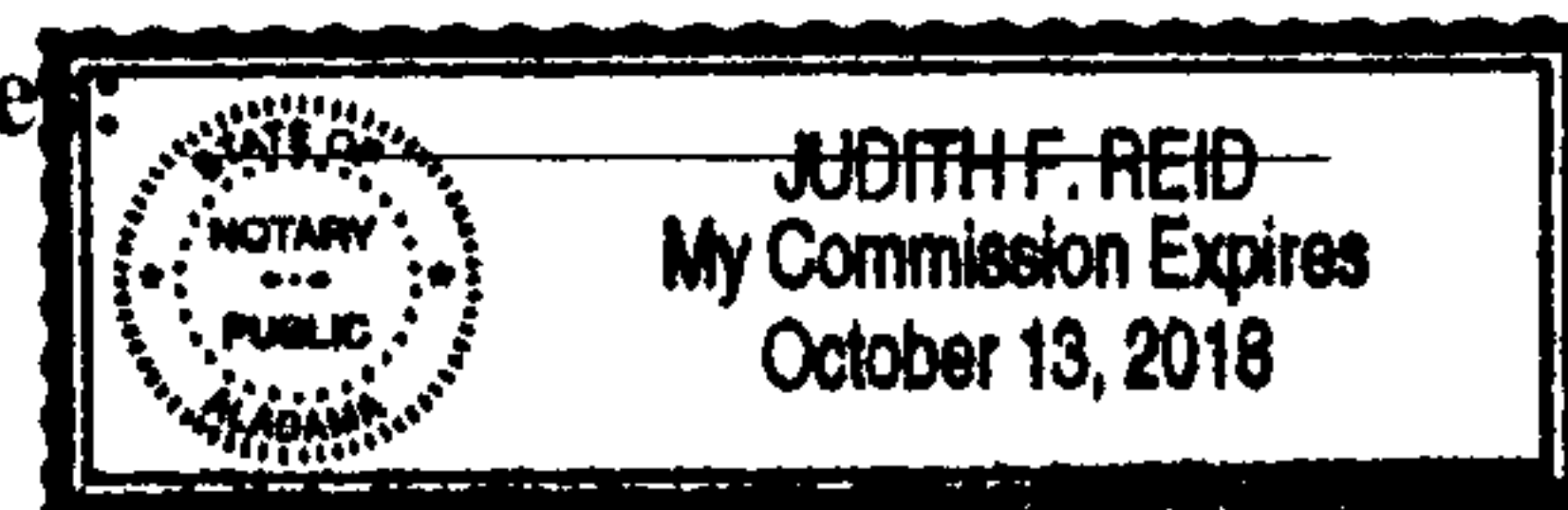
20150211000043890 1/4 \$240.50
Shelby Cnty Judge of Probate, AL
02/11/2015 09:27:11 AM FILED/CERT

I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **LAKEESHA CLECKLER a/k/a LAKEESHA D. FRANKLIN**, a divorced and unmarried person, whose names **IS** signed to the foregoing instrument, and who **IS** known to me,

acknowledged before me on this day that, being informed of the contents of said instrument, **SHE** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2014.


Notary Public
My Commission Expires




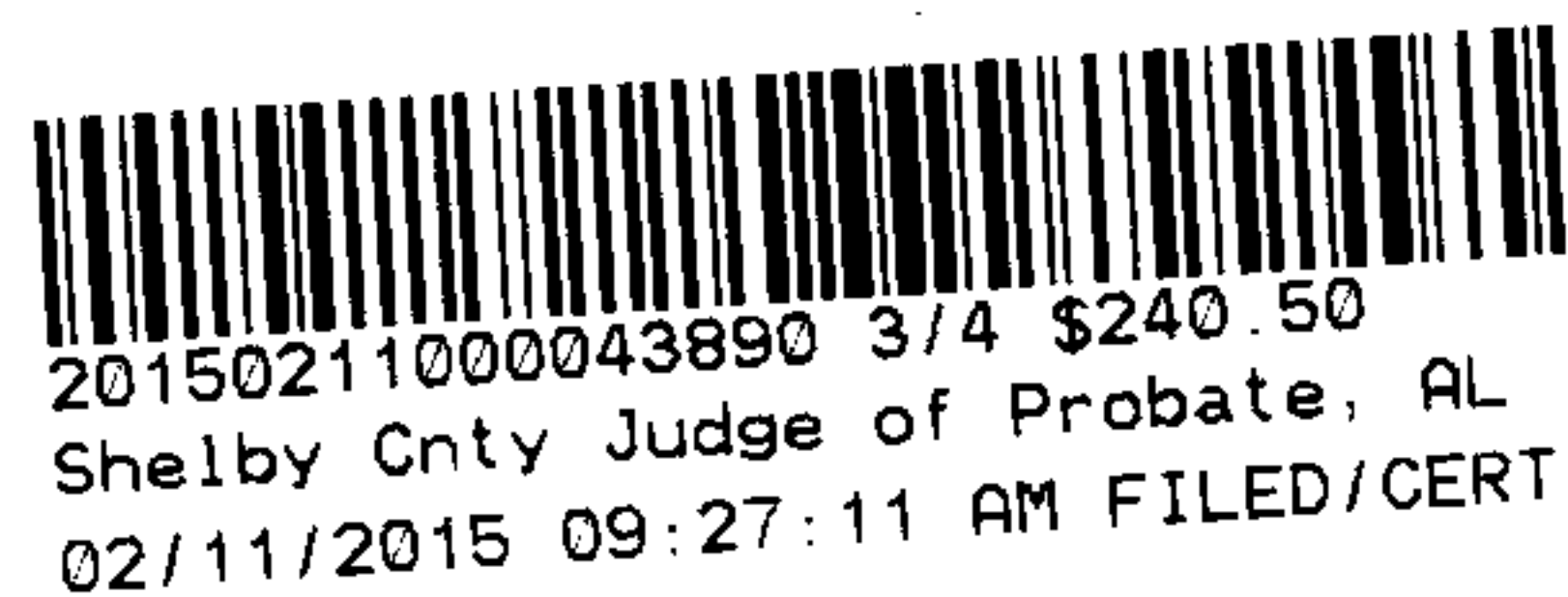

20150211000043890 2/4 \$240.50
Shelby Cnty Judge of Probate, AL
02/11/2015 09:27:11 AM FILED/CERT

EXHIBIT "A"

Commence at the Southeast corner of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 90°00'00" West a distance of 1662.59 feet; thence North 02°09'09" West a distance of 613.99 feet to the point of beginning; thence continue along the last described course, a distance of 726.77 feet; thence South 89°06'16" East a distance of 330.88 feet; thence South 02°11'36" East a distance of 565.20 feet to the centerline of Big Rock Drive; thence South 84°09'13" West and along said centerline, a distance of 72.42 feet to the beginning of a curve to the left, having a radius of 80.00 feet, a central angle of 52°58'02" and subtended by a chord which bears South 57°40'12" West a chord distance of 71.35 feet; thence along the arc of said curve and said centerline, a distance of 73.96 feet; thence South 31°11'11" West and along said centerline a distance of 54.38 feet to the beginning of a curve to the right, having a radius of 100.00 feet, a center angle of 51°41'18" and subtended by a chord which bears South 57°01'50" West and a chord distance of 87.19 feet; thence along the arc of said course and said centerline a distance of 90.21 feet; thence South 82°52'29" West and along said centerline a distance of 36.66 feet to the beginning of a curve to the left, having a radius of 300.00 feet, a central angle of 10°48'25" and subtended by a chord which bears South 77°28'16" West and a chord distance of 56.50 feet; thence along the arc of said curve and said centerline a distance of 56.59 feet to the point of beginning. Situated in Shelby County, Alabama.

Together with the right to use as a means of ingress and egress to and from the land described above, the present farm road, known as Big Rock Drive, running generally Southwesterly across the South ½ of the SE ¼ of Section 12, Township 22 South, Range 3 West, which said road intersects the Calera-Montevallo dirt road



Real Estate Sales Validation Form

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

Grantor's Name Lakeside Lumber
Mailing Address 36 Camp Branch Ct
West Blocton, AL 35184

Grantee's Name Bill Furr
Mailing Address 171 Big Rock Drive
Calvin, AL 35040

Property Address 171 Big Rock Drive
Calvin, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or

☒ Assessor's Market Value \$434,300. 1/2 = 217,150.



20150211000043890 4/4 \$240.50
Shelby Cnty Judge of Probate, AL
02/11/2015 09:27:11 AM FILED/CERT

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 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 2/11/15

Print Bill Furr

☒ Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one