

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Phyllis Schmittou Loggins
1315 Highway 231
Vincent, AL 35178



20150213000047250 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
02/13/2015 12:08:24 PM FILED/CERT

QUITCLAIM DEED

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

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

PHYLLIS SCHMITTOU LOGGINS AND JENNIFER SCHMITTOU WELDON,
TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SCHMITTOU
IRREVOCABLE TRUST, DATED SEPTEMBER 26, 2011

(herein referred to as Grantor, whether one or more), remises, releases, quitclaims, grants, sells, and conveys unto

PHYLLIS SCHMITTOU LOGGINS

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20 day of Dec., 2014.

SCHMITTOU IRREVOCABLE TRUST, dated 09/26/2011
BY:

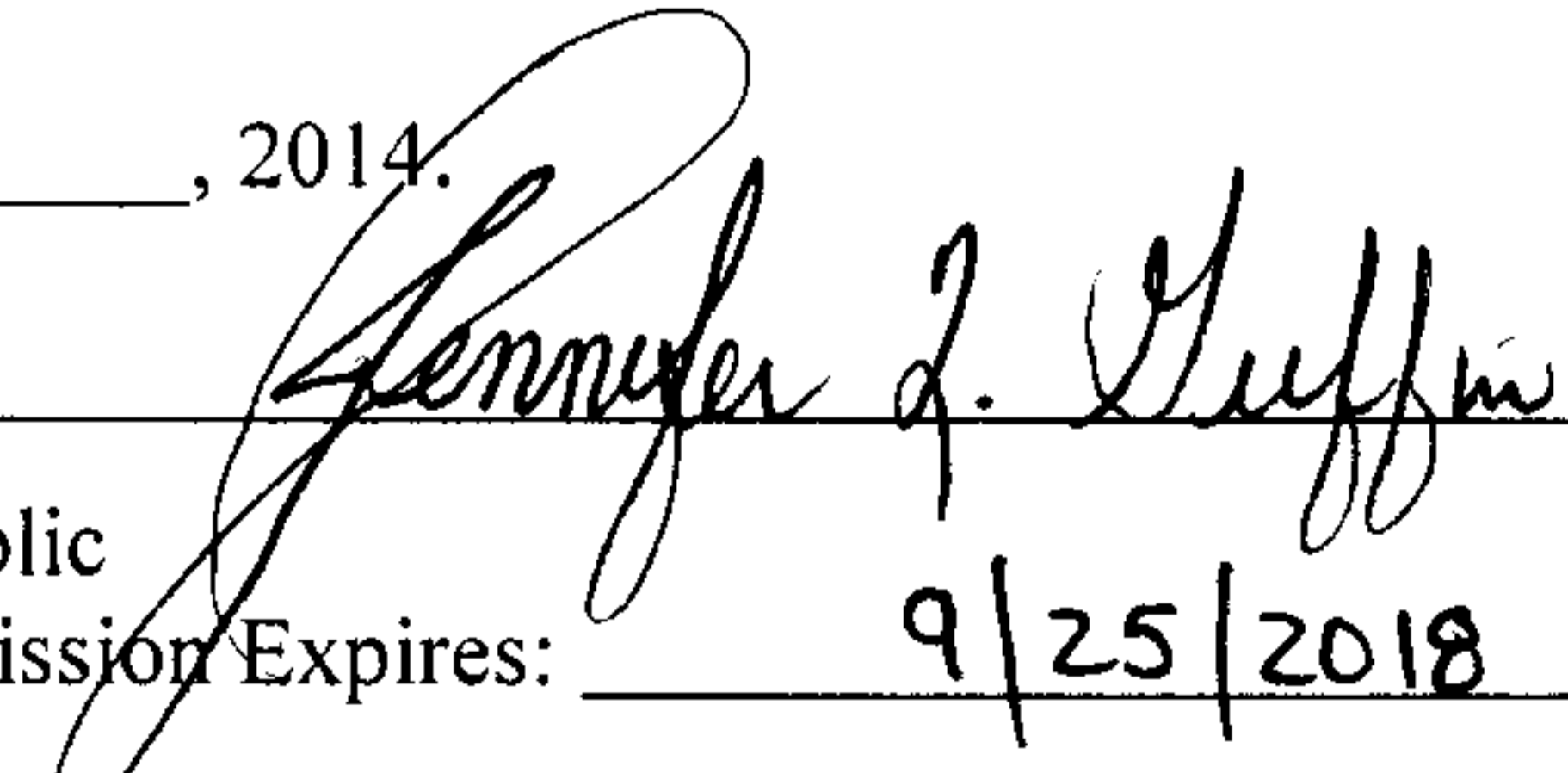

JENNIFER SCHMITTOU WELDON, TRUSTEE


PHYLLIS SCHMITTOU LOGGINS, TRUSTEE

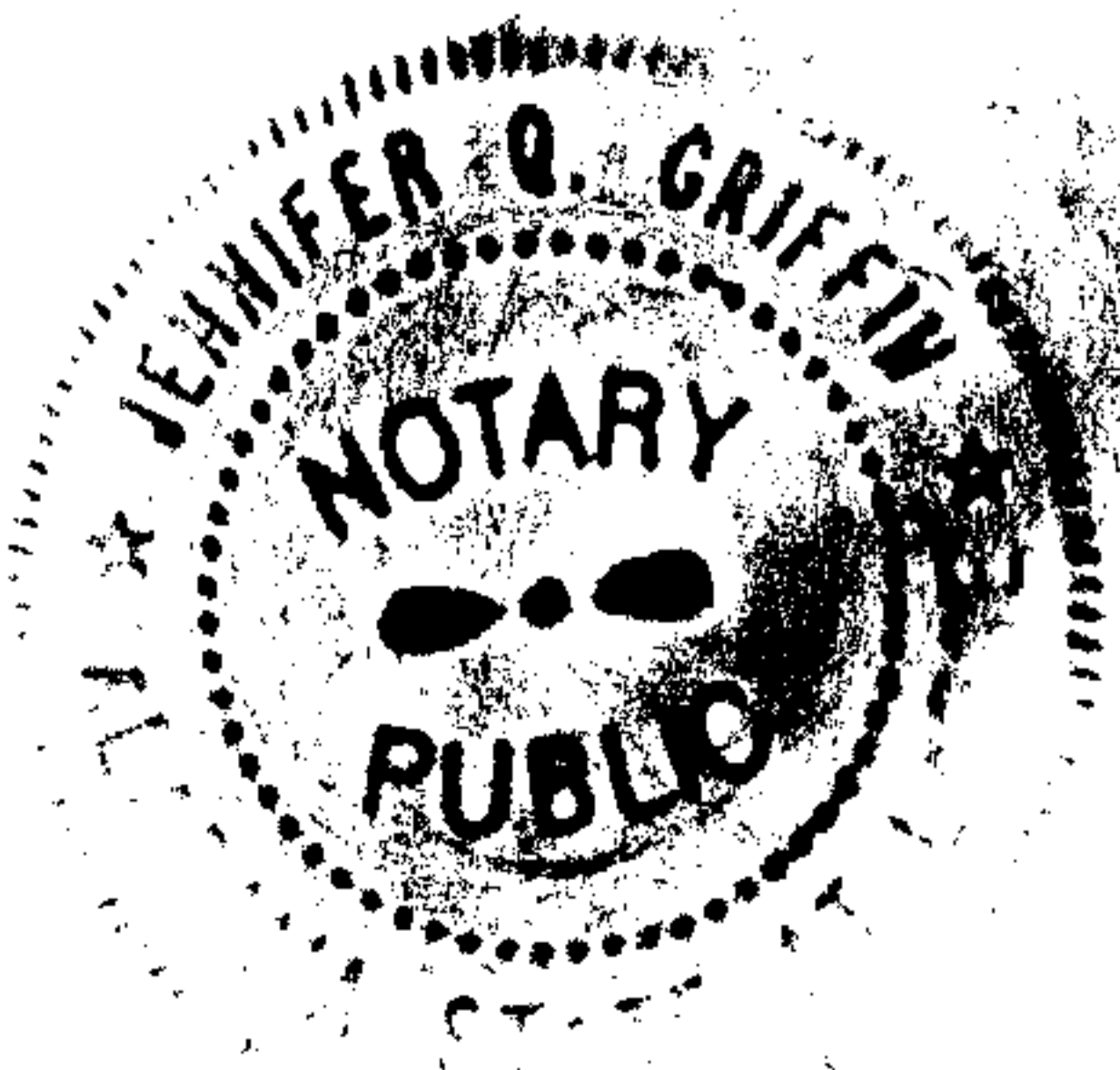
STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Jennifer Schmittou Weldon and Phyllis Schmittou Loggins, whose name as Trustees under the Schmittou Irrevocable Trust, dated 09/26/2011 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 20 day of Dec, 2014.



Notary Public
My Commission Expires: 9/25/2018



Shelby County, AL 02/13/2015
State of Alabama
Deed Tax: \$10.00

EXHIBIT A



20150213000047250 2/3 \$31.00
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Begin at the SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama; thence run North along the West line of said 40 acres, 400 feet to the point of beginning; thence run East parallel to the South line of said 40 acres, 600 feet to a point; thence turn an angle to the right of approximately 90 deg. and run South 70 feet to a point 600 feet East of the West line of said 40 acres; thence turn an angle of approximately 90 deg. to the left and run parallel to the South line of said forty acres approximately 670 feet to the West right of way of U. S. 231 Highway; thence turn an angle to the left of less than 90 deg. and run along the West R.O.W. of U. S. 231 Highway in a Northeasterly direction to a point on said R.O.W. that is 660 feet North of the South line of the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 2; thence turn an angle to the left of more than 90 deg. and run West and parallel to South line of said 80 acres approximately 840 feet to a point 600 feet East of said West line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn an angle to the right of approximately 90 deg. and run North 70 feet to a point 600 feet East of the West line of said 40 acres; thence turn an angle to the left of approximately 90 deg. and run West and parallel to the South line of said 40 acres, 600 feet to the West line of said 40 acres; thence turn an angle to the left of approximately 90 deg. and run South along the West line of said 40 acres 330 feet to the point of beginning, being 10 acres, more or less, and a part of the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 East.
Subject to easements, rights of way, and restrictions of record.

And more commonly known as 1371 Highway 231 North, Vincent, AL 35178

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1


GRANTOR NAME(S): Phyllis Schmittou Loggins, Trustee u/a Schmittou Irrevocable Trust, dtd 9/26/11
MAILING ADDRESS: 1371 Highway 231
Vincent, AL 35178
PROPERTY ADDRESS: 1371 Highway 231
Vincent, AL 35178

GRANTEE NAME(S): Phyllis Schmittou Loggins
MAILING ADDRESS: 1371 Highway 231
Vincent, AL 35178
DATE OF SALE: Dec 20, 2014
TOTAL PURCHASE PRICE: \$ 10,000.00
OR
ACTUAL VALUE: \$ _____
OR
ASSESSOR'S MARKET VALUE \$ _____

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: Dec 20, 2014

Unattested
(verified by)

Print: Phyllis Schmittou Loggins, Trustee
Sign: Phyllis Schmittou Loggins
(Grantor/Grantee/Owner/Agent)