

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Trustmark National Bank

(Address) P O Box 240

Montevallo AL 35115

**\*CURATIVE DEED-NO TAX DUE**

**QUITCLAIM DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR and 00/100 (\$1.00) DOLLAR and other good and valuable consideration, to KENNETH CARTER** (the “Grantor” herein), in hand paid by **Trustmark National Bank** (the “Grantee” herein), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate, to wit:

**PARCEL I:**

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence proceed North 88 degrees 39 minutes 48 seconds West for a distance of 2059.13 feet to the point of beginning. From this beginning point continue North 88 degrees 39 minutes 48 seconds West along the South boundary of the Northeast 1/4 of the Southwest 1/4 and along the South boundary of the Northwest 1/4 of the Southwest 1/4 for a distance of 1437.46 feet to a 1/2" rebar in place being located on the easterly right of way of Shelby County Highway 11; thence proceed North 40 degrees 17 minutes 14 seconds East along the easterly right of way of said road for a distance of 255.94 feet to the P.C. of a concave curve left having a delta angle of 03 degrees 46 minutes 28 seconds and a radius of 1205.0 feet; thence proceed northeasterly along the curvature of said curve and along the Easterly right of way of said road for a chord bearing and distance of North 37 degrees 49 minutes 52 seconds East 79.37 feet to the P.T. of said curve; thence proceed North 36 degrees 34 minutes 48 seconds East along the easterly right of way of said road for a distance of 259.05 feet to a 1/2" rebar in place being located on the southerly right of way of the CSX Railroad; thence proceed South 66 degrees 09 minutes 42 seconds East along the southerly right of way of said railroad for a distance of 629.27 feet to the P.C. of a concave curve left having a radius of 1215.0 feet; thence proceed southeasterly along the curvature of said curve and along the southerly right of way of said railroad for a chord bearing and distance of South 77 degrees 58 minutes 05 seconds East, 506.86 feet; thence proceed South 01 degrees 09 minutes West for a distance of 139.52 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 30, Township South, Range 2 West, Shelby County, Alabama.

**PARCEL II:**

Commence at a 1" crimp top pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 01 degree 57 minutes 13 seconds East along the East boundary of said Northwest 1/4 of the Southeast 1/4 and along the East boundary of



the Southwest 1/4 of the Northeast 1/4 for a distance of 1766.17 feet to a iron pin in place being located on the southerly right of way of the CSX Railroad; thence proceed South 45 degrees 48 minutes 41 seconds along the southerly right of way of said railroad for a distance of 1770.14 feet to the P.C. of a concave curve right having a delta angle of 44 degrees 10 minutes 48 seconds and a radius of 1215.0 feet; thence proceed southwesterly along the curvature of said curve and along the southerly right of way of said railroad for a chord bearing and distance of South 67 degrees 54 minutes 04 seconds West, 913.83 feet; thence proceed South 01 degree 09 minutes West for a distance of 139.52 feet to a point on the South boundary of the Northeast 1/4 of the Southwest 1/4; thence proceed South 88 degrees 39 minutes 48 seconds East along the South boundary of the Northeast 1/4 of the Southwest 1/4 and along the South boundary of the Northeast 1/4 of the Southeast 1/4 for a distance of 2059.13 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama.

The above property is also described as Lots 1 and 2, according to the Map and Survey of R. H. Gentry, Jr. Estate as recorded in Map Book 32, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in **SHELBY** County, Alabama.

**\*THIS DEED CONSTITUTES A DEED INTENDED TO CONVEY REDEMPTION AND OTHER RIGHTS OF GRANTOR, SAME BEING RELATED TO A PRIOR MORTGAGE FORECLOSURE DEED UPON WHICH MORTGAGE TAX HAS BEEN PAID, AND THIS DEED IS EXECUTED FOR NON MONETARY CONSIDERATION FOR THE PURPOSE OF PERFECTING THE TITLE TO THE REAL ESTATE HEREIN DESCRIBED, PURSUANT TO ALABAMA CODE SECTION 40-22-1.**

TO HAVE AND TO HOLD to the said **Trustmark National Bank**, and Grantee's heirs and assigns forever.

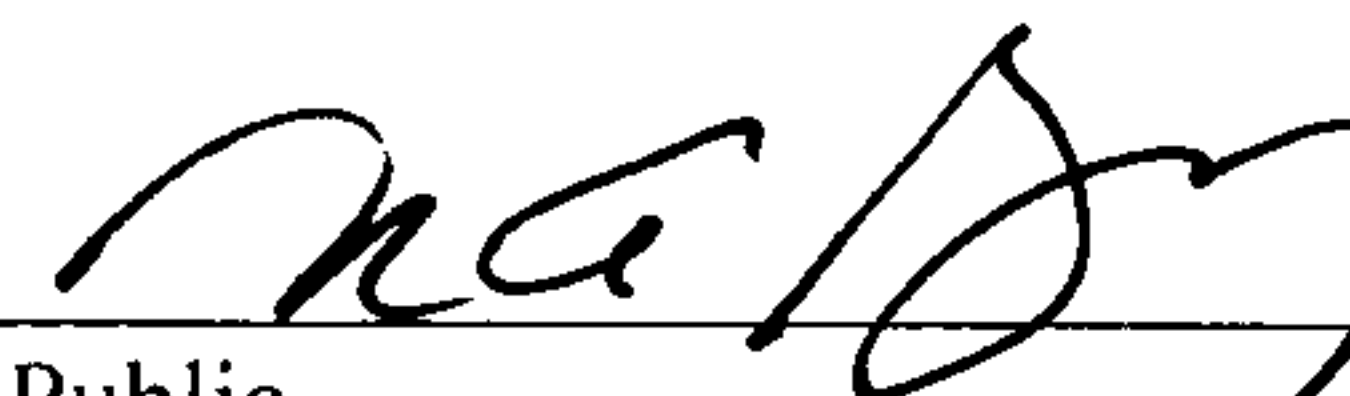
Given under my hand and seal this 18th day of June, 2015.

  
Kenneth Carter (Seal)

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Kenneth Carter, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of June, 2015.

  
Notary Public  
My commission expires: 07/31/17

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

Grantor's Name Kenneth Carter  
166 Salters Path  
Mailing Address Montevallo AL 35115

Grantee's Name Trustmark National Bank  
P O Box 240  
Mailing Address Montevallo AL 35115

Property Address Vacant Property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 06/18/17  
Total Purchase Price \$ N/A  
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

\_\_\_\_\_  
Appraisal  
\_\_\_\_\_  
☒ Other Title curative pursuant to  
AL Code 40-22-1

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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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.

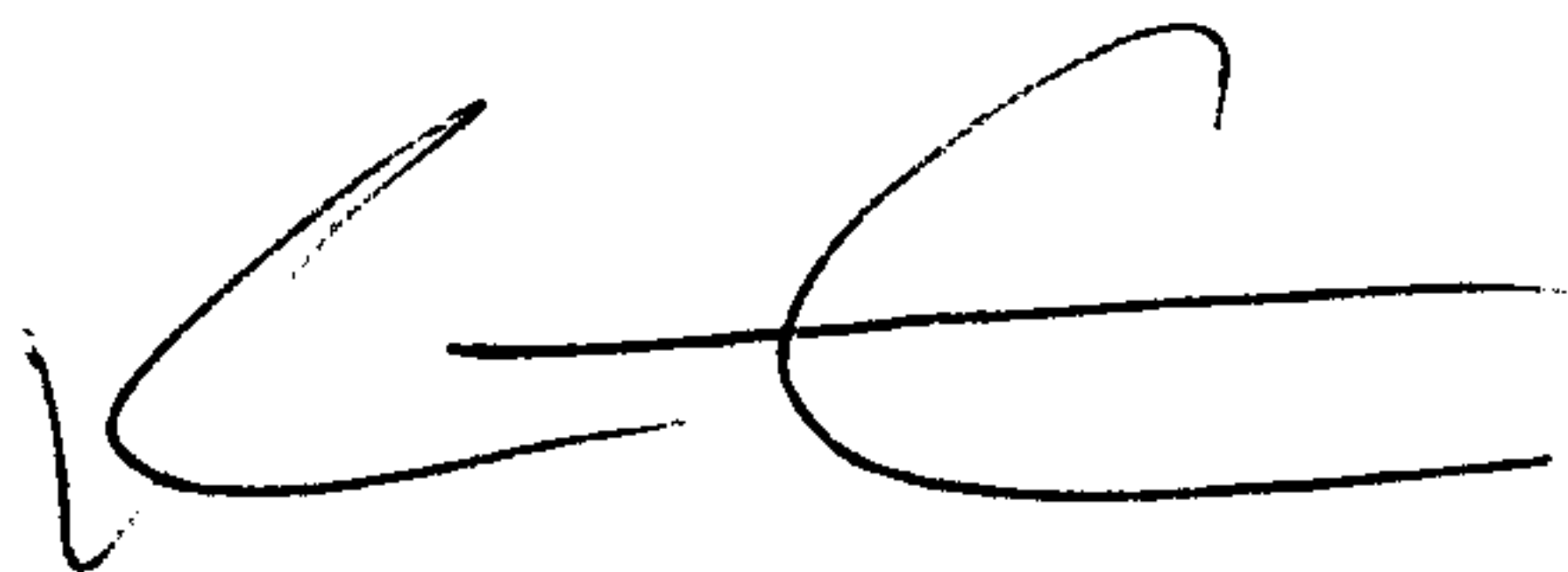
Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).



20150619000206640 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/19/2015 12:58:34 PM FILED/CERT

  
\_\_\_\_\_  
Kenneth Carter, Grantor