

THIS INSTRUMENT PREPARED BY:  
JOSEPH CHARLES SOMMA, ESQ.  
JOSEPH C. SOMMA, P.C.  
2107 5<sup>TH</sup> AVENUE NORTH, SUITE 301  
BIRMINGHAM, ALABAMA 35203

PLEASE SEND TAX NOTICES TO:  
ANGELA M. HOUSE  
78 MARIGOLD ROAD  
SHELBY, ALABAMA 35051

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR REVIEW OF A TITLE SEARCH OR REPORT

QUITCLAIM DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of exactly Ten and No/100 Dollars (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency whereof is hereby fully acknowledged, I Peggy Sue House, a single woman, (herein referred to as Grantor), fully convey and quit claim unto, Angela M. House (herein referred to as Grantee, the right, title and interest, if any, which Grantor may have in the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I:

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, Block 122, and Lots 29, 30, 31, 32, Block 121, according to the Survey of Safford's Map of Shelby as recorded in Map Book 3, Pages 38 & 47 in the Probate Office of Shelby County, Alabama. Together with a portion of that vacated Street formerly known as 9th Street which lies between Block 121 and Block 122, according to the Survey of Safford's Map of Shelby as recorded in Map Book 3, Pages 38 & 47 in the Probate Office of Shelby County, Alabama vacated in Misc Volume 43, Page 315 in the Probate Office of Shelby County, Alabama, all being more particularly described as follows:

Beginning at a #5 rebar capped EDG set at the SE corner of Block 122 of E.S. Safford's Map of Shelby, dated 1890, as recorded in Map Book 3, Page 38 & 47 in the Office of the Judge of Probate in Shelby County, Alabama and the North right of way of Fifth Avenue, said point being the POINT OF BEGINNING; thence South 89°50'42" West along the South line of Lots 32 through 21 of said Block 122 and the North line of said right of way, a distance of 300.00 feet to a 1 1/2" open pipe found at the SW corner of Lot 21 of said Block 122; thence North 89°41'34" West along the South line of Lots 20 through 17 of said Block 122 and the North line of said right of way, a distance of 99.98 feet to a 1" open pipe found at the SW corner of said Block 122; thence South 89°50'12" West along the North line of said right of way, a distance of 69.63 feet to a #5 rebar capped EDG set at the SE corner of Block 121 of said E.S. Safford's Map of Shelby; thence South 89°55'15" West along the south line of Lots 32 through 29 of said Block 121 and the north line of said right of way, a distance of 100.00 feet to a PK nail set at the SW corner of Lot 29 of said Block 121; thence North 00°05'11" East along the West line of said Lot 29 and leaving said right of way, a distance of 120.00 feet to a cross cut at the NW corner of Lot 29 of said Block 121 and on the South line of a 20' alley; thence North 89°55'15" East along the North line of Lots 29 through 32 of said Block 121 and the South line of said alley, a distance of 100.00 feet to a 2" open pipe found at the NE corner of Lot 32 of said Block 121; thence continue easterly along said line and leaving said alley, a distance of 69.63 feet to a 1" open pipe found at the NW corner of Lot 17 of said Block 122 and the South line of a 20' alley; thence North 89°56'45" East along the North line of Lots 17 through 32 of said Block 122 and the South line of alley, a distance of 400.00 feet to a #5 rebar capped EDG set at the NE corner of Lot 32 of said Block 122 and the West right of way of Tenth Street; thence South 00°05'44" West along the East line of said Lot 32 of said Block 122 and the West line of said right of way, a distance of 120.00 feet to the POINT OF BEGINNING.

Source of Title: Instrument #20150708000229510

Property address: 78 Marigold Road, Shelby, Alabama 35051.

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

**TO HAVE AND TO HOLD** unto the said **GRANTEE**, her heirs and assigns, forever.

**IN WITNESS WHEREOF**, **GRANTOR** has hereunto set her hands and seal, this the 24<sup>th</sup> day of July 2015.

Peggy Sue House (Seal)  
**Peggy Sue House**


**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public, hereby certify that **Peggy Sue House**, 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 this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand this the 24<sup>th</sup> day of July 2015.

Joseph W. Gantt  
Notary Public  
My commission expires: 10/13/2015

  
20150724000253570 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/24/2015 03:58:12 PM 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 Billy W and Judy  
Mailing Address C. House  
1248 County Road W  
Clinton AL 35046


Grantee's Name Angela M. House  
Mailing Address 78 Marigold Road  
Shelby, AL 35051  
35143

Property Address 78 Marigold Road  
Shelby AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 3 prcls. (see printouts)

  
20150724000253570 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/24/2015 03:58:12 PM 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  
To added Vacated Street

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.

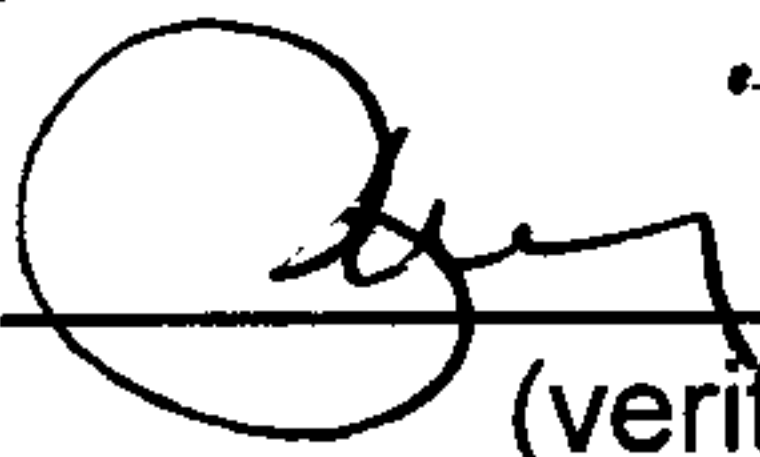
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 7/24/15

Print Angela M. House

☒ Unattested

  
(verified by)

Sign Angela M. House  
(Grantor/Grantee/Owner/Agent) circle one