

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

QUIT-CLAIM DEED



20151021000367930 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
10/21/2015 02:46:44 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the establishment of a boundary line between the properties of the grantor and grantee, herein, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

ROSIE ELLEN LYNN, a single woman

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

MARJORIE BRASHER

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

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 degrees 46 minutes 04 seconds West along the North boundary of said 1/4 - 1/4 for a distance of 196.48 feet to a 6-inch X 6-inch concrete monument being the Northeast corner of Lot No. 26 of Map of Vandiver as shown by map of said subdivision on recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, at Page 45, said point being the point of beginning; from this beginning point, proceed South 39 degrees 50 minutes 54 seconds West along the Easterly boundary of said Lot No. 26 for a distance of 336.43 feet to a 1/2-inch rebar in place; thence proceed North 50 degrees 10 minutes 50 seconds West along the boundary of said Lot No. 26 for a distance of 54.37 feet (set 1/2-inch rebar); thence proceed South 63 degrees 41 minutes 26 seconds West along an agreed boundary line for a distance of 202.33 feet to a point on the Easterly right of way of Alabama Highway No. 25; thence proceed North 03 degrees 11 minutes 10 seconds West along the Easterly right of way of said highway for a distance of 305.39 feet (set 1/2-inch rebar); thence proceed North 88 degrees 58 minutes 01 seconds East along the North boundaries of Lot No. 25 and Lot No. 26 of said subdivision and along the North boundary of Section 14 for a distance of 455.74 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Northwest 1/4 of Section 14, township 18 South, Range 1 East, Shelby County, Alabama, also being Lot No. 26 and part of Lots No. 25 and Lot No. 5 of the Map of Vandiver as shown by map of said subdivision on recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, at Page 45.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 14th day of October, 2015.

Shelby County, AL 10/21/2015
State of Alabama
Deed Tax: \$5.00

 (SEAL)
ROSIE ELLEN LYNN

STATE OF ALABAMA

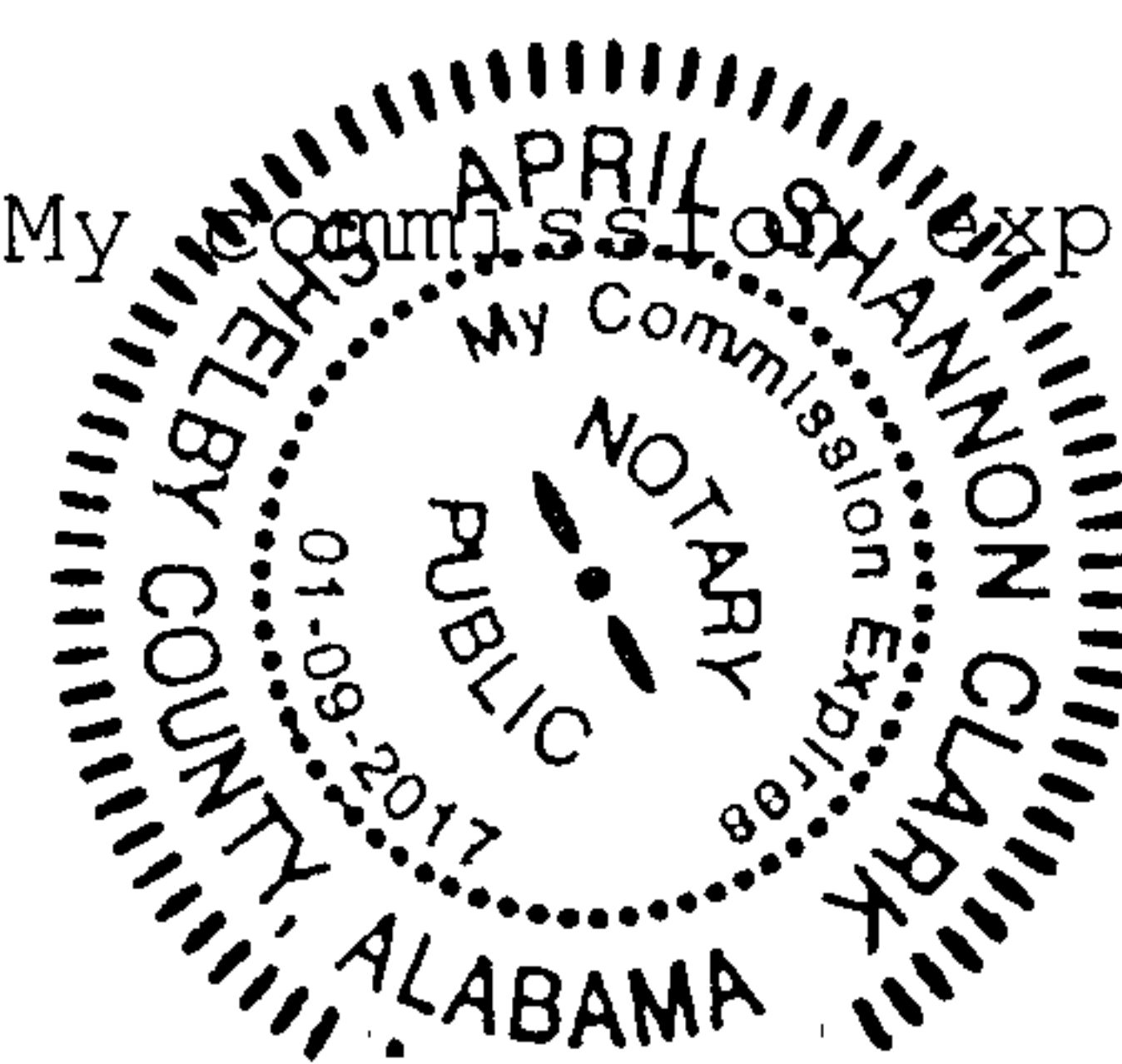
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ROSIE ELLEN LYNN, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of October, 2015.


Notary Public

My Commission Expires: 1-9-2017



Real Estate Sales Validation Form

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

Grantor's Name

Rosie Ellen Lynn
52888 Hwy 25
Vandiver, AL 35176

Mailing Address

Property Address

Grantee's Name

Mailing Address

Marjorie Brasher
8171 Phillips Dr.
Leeds, AL 35094

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

10-14-15

\$ 5,000.00

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 value

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 of 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 10-14-15

Print Mike T. Atchison

Unattested

AC
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one