

RECORDING REQUESTED BY:  
STEWART TITLE COMPANY  
601 CANYON DR, STE 100  
COPPELL, TX 75019

20151104000383850  
11/04/2015 01:18:34 PM  
QCDEED 1/4

PREPARED BY:  
LYNN BYRD  
29 PINEVILLE ROAD  
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:  
5717 HIGHWAY 85  
VINCENT, AL 35178

### QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 28TH day of OCTOBER, 2016, by first party **NITA FRAZEE CARR FORMERLY KNOWN AS NITA SUE THOMPSON, MARRIED TO ROBERT ~~ALAN~~ CARR** whose mailing address is 5717 Highway 85, Vincent, AL 35178 to second party, **NITA FRAZEE CARR, MARRIED** whose mailing address is whose mailing address is 5717 Highway 85, Vincent, AL 35178.

*Allen*  
*RAC*

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of SHELBY, State of ALABAMA to wit:

#### PARCEL I:

BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE RUN EASTERLY ALONG THE SOUTH LINE THEREOF FOR 405.58 FEET TO THE WESTERLY R/W OF SHELBY COUNTY ROAD NO. 85; THENCE 117 DEG. 38 MIN. 44 SEC. LEFT RUN NORTHWESTERLY ALONG SAID R/W FOR 100.97 FEET TO A CURVE TO THE RIGHT (HAVING A RADIUS OF 4029.0 FEET AND A CENTRAL ANGLE OF 5 DEG. 03 MIN. 15 SEC.); THENCE CONTINUE ALONG SAID R/W AND CURVE FOR 355.41 FEET; THENCE 83 DEG. 41 MIN. 24 SEC. RIGHT FROM TANGENT OF SAID CURVE RUN SOUTHWESTERLY FOR 207.29 FEET TO THE WEST LINE OF SAID 1/4-1/4 SECTION; THENCE 72 DEG. 16 MIN. 08 SEC. LEFT RUN SOUTHERLY FOR 353.14 FEET TO THE POINT OF BEGINNING.

#### PARCEL II:

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE RUN WESTERLY ALONG THE NORTH LINE THEREOF FOR 1202.63 FEET TO A FENCE CORNER; THENCE 87 DEG. 45 MIN. 33 SEC. LEFT RUN SOUTHERLY ALONG SAID FENCE FOR 685.51 FEET; THENCE 2 DEG. 04 MIN.

40 SEC. LEFT CONTINUE ALONG SAID FENCE FOR 429.72 FEET TO THE NORTHWESTERLY R/W OF SEABOARD COAST LINE RAILROAD; THENCE 118 DEG. 00 MIN. 33 SEC. LEFT RUN NORTHEASTERLY ALONG SAID R/W FOR 1966.67 FEET TO THE WESTERLY R/W OF SHELBY COUNTY ROAD NO. 85; THENCE 89 DEG. 47 MIN. 59 SEC. LEFT RUN NORTHWESTERLY ALONG LAST SAID R/W FOR 221.35 FEET TO THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE 62 DEG 21 MIN. 16 SEC. LEFT RUN WESTERLY FOR 405.58 FEET TO THE POINT OF BEGINNING.

APN: 07-6-23-2-001-012.002

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Property Address: 5717 HIGHWAY 85, VINCENT, AL 35178

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Nita Frazee Carr F/K/A Nita Sue Thompson  
NITA FRAZEE CARR F/K/A NITA SUE THOMPSON

Robert Allen Carr  
ROBERT ALAN CARR  
Allen  
RAC

STATE OF ALABAMA }  
COUNTY OF SHELBY } SS.

I, HORACE D. PETERS JR., a Notary Public, hereby certify that NITA FRAZEE CARR, F/K/A NITA SUE THOMPSON AND ROBERT ALAN CARR whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 28<sup>TH</sup> day of OCTOBER, 20 15

Horace D. Peters Jr.  
Notary Public





## LEGAL DESCRIPTION

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### EXHIBIT "A"

File No.: 199413318615

All that parcel of land in the County of Shelby, State of AL, and being more particularly described as follows:

#### PARCEL I:

BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE RUN EASTERLY ALONG THE SOUTH LINE THEREOF FOR 405.58 FEET TO THE WESTERLY R/W OF SHELBY COUNTY ROAD NO. 85; THENCE 117 DEG. 38 MIN. 44 SEC. LEFT RUN NORTHWESTERLY ALONG SAID R/W FOR 100.97 FEET TO A CURVE TO THE RIGHT (HAVING A RADIUS OF 4029.0 FEET AND A CENTRAL ANGLE OF 5 DEG. 03 MIN. 15 SEC.); THENCE CONTINUE ALONG SAID R/W AND CURVE FOR 355.41 FEET; THENCE 83 DEG. 41 MIN. 24 SEC. RIGHT FROM TANGENT OF SAID CURVE RUN SOUTHWESTERLY FOR 207.29 FEET TO THE WEST LINE OF SAID 1/4-1/4 SECTION; THENCE 72 DEG. 16 MIN. 08 SEC. LEFT RUN SOUTHERLY FOR 353.14 FEET TO THE POINT OF BEGINNING.

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Being the same property conveyed to Joe A. Thompson and Nita Sue Thompson, as joint tenants with right of survivorship by Warranty Deed from Joe A. Thompson, dated October 13, 1999, recorded November 05, 1999, of record in Instrument No. 1999-45539, Recorder's Office for Shelby County, Alabama. The said Joe A. Thompson departed this life on or around July 15, 2006 leaving Nita Sue Thompson the surviving tenant.

Property Address: 5717 Highway 85, #85, Vincent AL 35178

APN: 07-6-23-2-001-012.002

# Real Estate Sales Validation Form

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

Grantor's Name Robert Allen Carr Grantee's Name Nita Frazee Carr  
Mailing Address Nita Frazee Carr Mailing Address Nita Frazee Carr  
PKA Nita Sue Thompson  
5717 Highway 85  
Vincent, AL 35178  
5717 Highway 85  
Vincent, AL 35178

Property Address 5717 Highway 85 Date of Sale 10/28/15  
Vincent, AL  
35178  
Total Purchase Price \$ \_\_\_\_\_  
or

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

or

Assessor's Market Value \$ 235,900.00

1/2 Value: \$117,980.00

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

☒ Appraisal

☐ Sales Contract

☐ Other

☐ Closing Statement

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 10/28/2015

Print Nita Frazee Carr

Unattested

Sign Nita Frazee Carr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/04/2015 01:18:34 PM  
\$141.00 CHERRY  
20151104000383850

Print Form

Form RT-1