

20151123000404710
11/23/2015 03:08:04 PM
DEEDS 1/4

Instrument Prepared By and Return To:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN LLC
400 Century Park South
Birmingham, AL 35226

Send Tax Notices To:
Sean & Abigail McQuin
6060 Short Road
Mount Olive, AL 35117

STATE OF ALABAMA
COUNTY OF JEFFERSON

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, we, Sean E. McQuin and Abigail McQuin, married husband and wife, (herein referred to as grantor, whether one or more), hereby grant, bargain, sell and convey unto Sean E. McQuin and Abigail McQuin, married husband and wife (herein referred to as grantees, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Legal Description: See Exhibit A

Subject to:

1. Taxes and assessments for the year 2015 and subsequent years not yet due and payable;
2. Mineral and mining rights not owned by Grantor; and
3. All easements, restrictions, covenants, boundary lines, and rights of way of record.

Be it known that this deed is being recorded at the same time as a mortgage for the subject real estate described in Exhibit A in the amount of \$267,300.00.

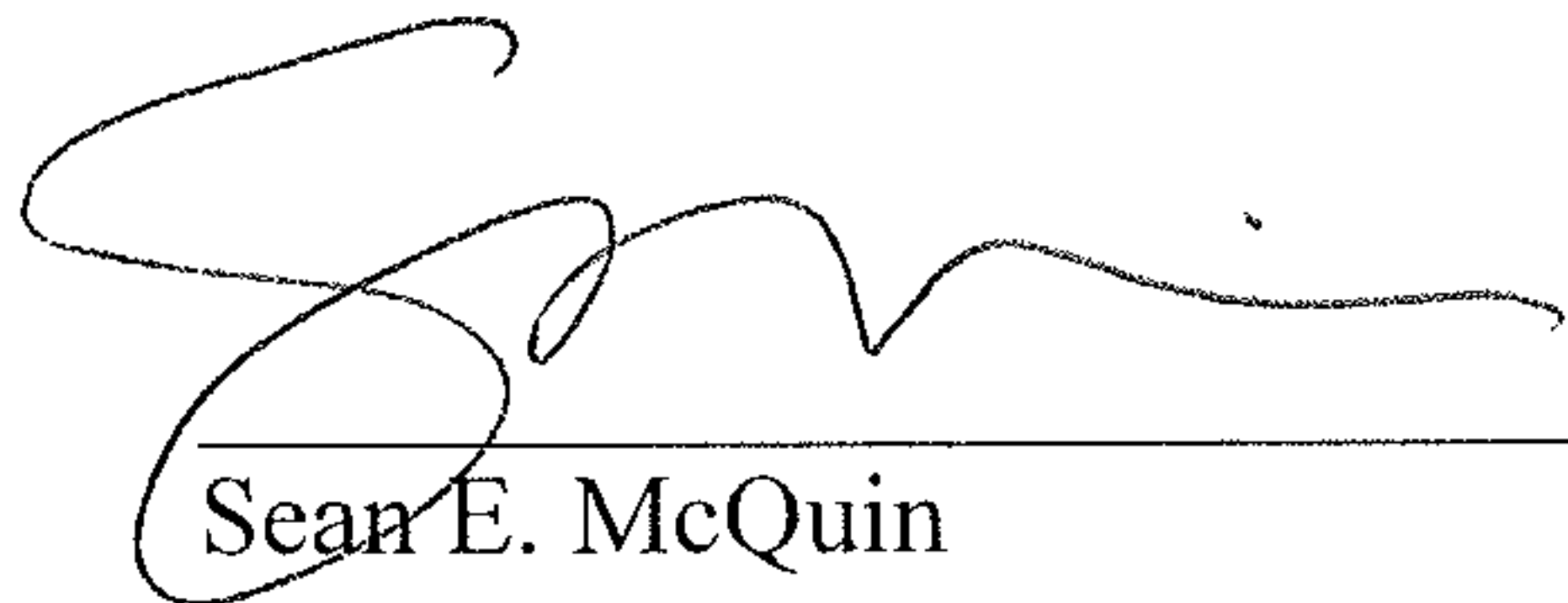
TOGETHER, with all tenements, hereditaments, and appurtenants, with every privilege, right, title, interest, and estate, dower, and right of dower, reversion, remainder, and easement thereto belonging to in anywise appertaining;

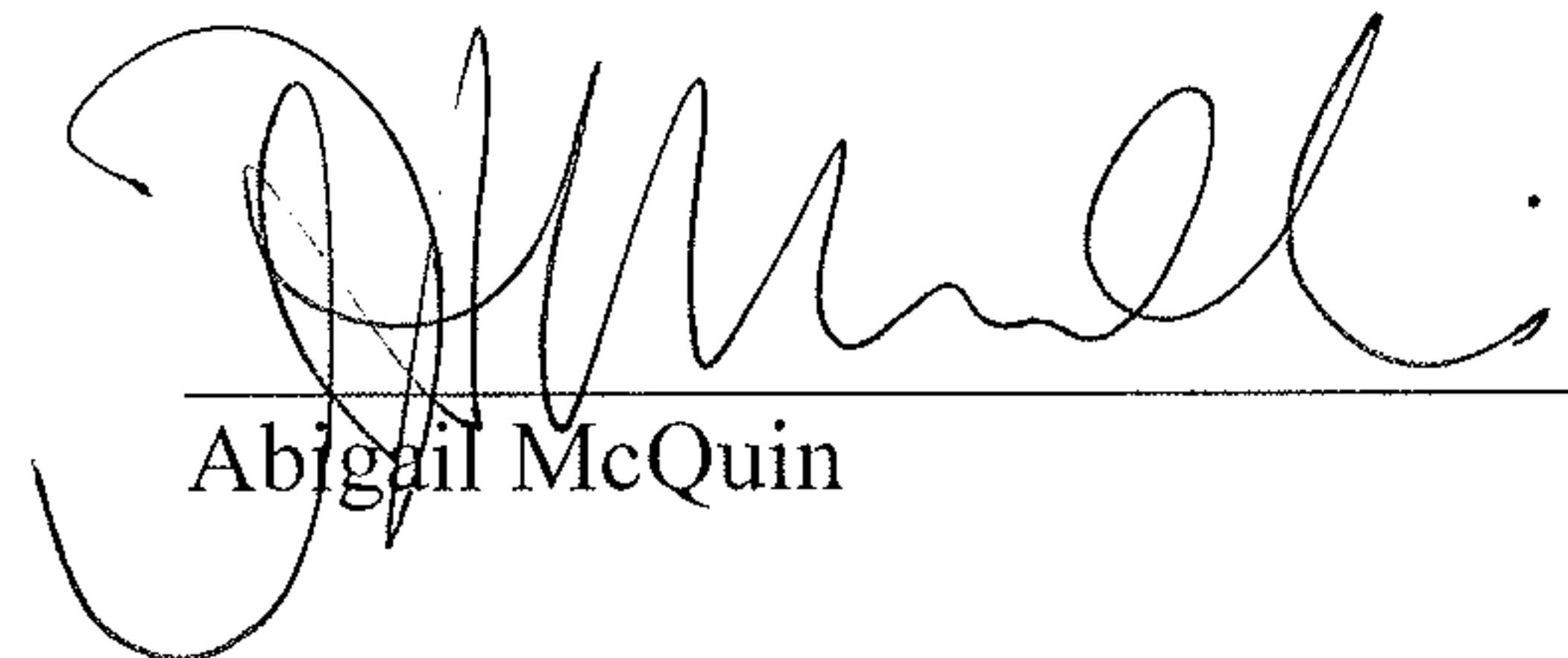
To Have And To Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantees, and, if one does not

survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 18th day of November, 2015.


Sean E. McQuin

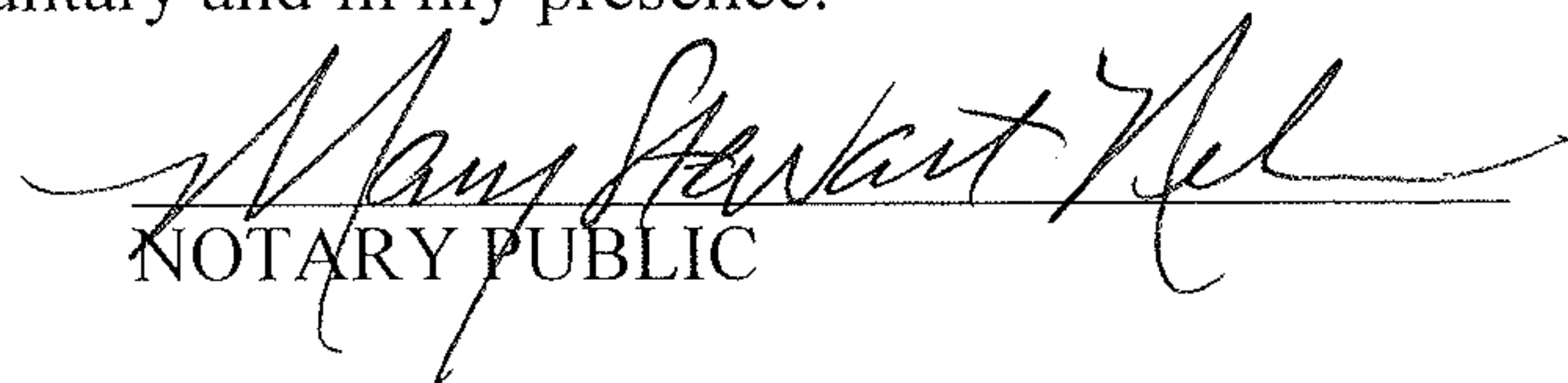

Abigail McQuin

NOTARY ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County, do hereby affirm and acknowledge that Sean E. McQuin and Abigail McQuin, who are personally known to me or have provided proof of their identities, and being informed of the contents of the instrument, executed this instrument voluntary and in my presence.

[SEAL]


NOTARY PUBLIC

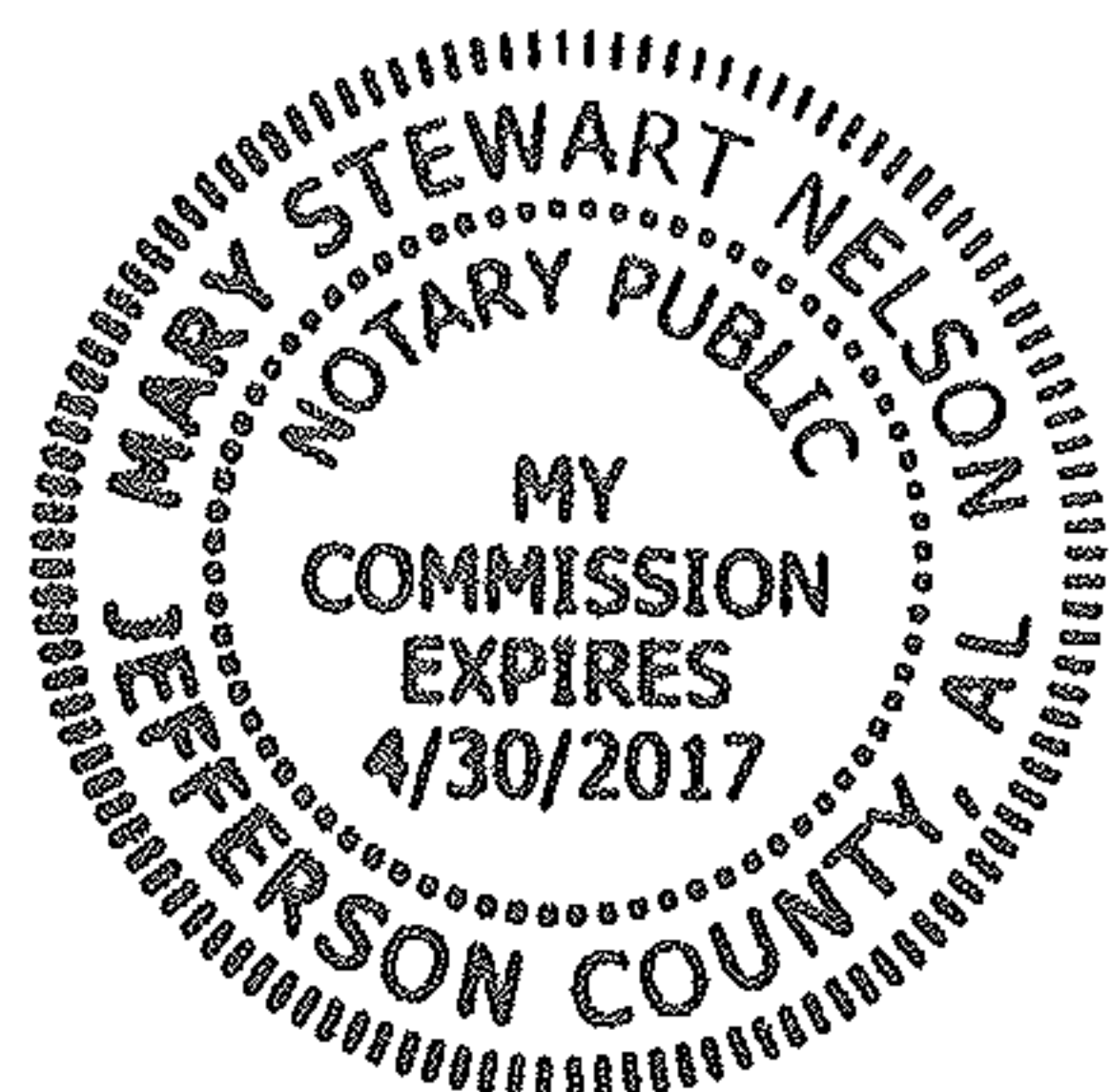


EXHIBIT "A" - LEGAL DESCRIPTION

Commence at an aluminum disc found at the southeast corner of the Southeast Quarter of the Southeast Quarter of Section 32, Township 15 South, Range 3 West, Jefferson County, Alabama; thence run northerly along the east line of said 1/4-1/4 section, a distance of 666.73 feet to a 1/2 inch rebar found and the point of beginning of Parcel herein described; thence continue northerly along last described course a distance of 150.00 feet to a capped rebar; thence turn left 86° 00' 22" and run westerly a distance of 436.00 feet to a capped rebar; thence turn left 93° 59' 38" and run southerly a distance of 150.00 feet to a capped rebar; thence turn left 86° 00' 22" and run Easterly a distance of 436 feet to the point of beginning.

Together with a 25 foot non-exclusive easement for ingress and egress being the East 30 feet of the South 1/2 of the SE 1/4 of the SE 1/4 of Section 32, Township 15 South, Range 3 West, and being more particularly described as follows:

Begin at the Southeast corner of the SE 1/4 of the SE 1/4 of Section 32, Township 15 South, Range 3 West, Jefferson County, Alabama; thence run North along the East line of said 1/4 1/4 section a distance of 669.20 feet to the Northeast corner of the South 1/2 of the SE 1/4 of the SE 1/4 of said Section 32; thence run left 85° 59' 20" and run West along the North line of said South 1/2 a distance of 25.06 feet; thence turn left 94° 00' 40" and run South and parallel to the East line of said South 1/2 a distance of 669.18 feet to the South line of said 1/4-1/4 section; thence turn left 85° 58' and run East along said South line a distance of 25.06 feet to the point of beginning.

20151123000404710 11/23/2015 03:08:04 PM DEEDS 3/4

Real Estate Sales Validation Form

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

Grantor's Name Sean E. + Abigail McQuin
Mailing Address 6060 Short Rd.
Mount Olive AL 35117

Grantee's Name Sean E + Abigail McQuin
Mailing Address 6060 Short Rd.
Mount Olive AL 35117

Property Address 6060 Short Rd.
Mount Olive AL 35117

Date of Sale 11-18-15

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$201,600.00

20151123000404710 11/23/2015

03:08:04 PM DEEDS 4/4

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 assessor records

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 11-18-15

Print Mary Stewart Nelson

Unattested

Sign Mary Stewart Nelson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/23/2015 03:08:04 PM
\$24.00 CHERRY
20151123000404710

Handwritten signature