

This Instrument prepared by:
James D. Fancher
Fancher Law
721 7th Street South
Clanton, AL 35045

Send Tax Notice To:
Sandra J. Glasscock
3933 White Oak Drive
Cahaba Heights, AL 35243

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$ 47,430.⁰⁰ to the undersigned grantor in hand paid by grantee herein, the receipt whereof is acknowledged, I Dale Glasscock, a married man (herein referred to as GRANTOR) hereby **REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS** to Sandra J. Glasscock, a married woman (His Wife), (herein referred to as GRANTEE) all of the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the SW Corner of the SW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 2 East, Shelby County, Alabama; thence N00°53'35"E, a distance of 1761.95' to the Southerly R.O.W. line of Klein Road; thence N65°41'13"E and along said R.O.W. line, a distance of 649.71' to a curve to the left, having a radius of 3933.00, a central angle of 09°48'17", and subtended by a chord which bears N60°47'05"E, and a chord distance of 672.20'; thence along the arc of said curve and said R.O.W. line, a distance of 673.03'; thence S16°20'33"E and leaving said R.O.W. line, a distance of 76.62'; thence S20°40'36"E, a distance of 98.56'; thence S29°19'44"E, a distance of 216.63' to a curve to the left, having a radius of 245.00, a central angle of 41°58'42", and subtended by a chord which bears S50°19'05"E, and a chord distance of 175.51'; thence along the arc of said curve, a distance of 179.50'; thence S16°58'20"W, a distance of 258.14'; thence S03°32'43"W, a distance of 215.99'; thence S37°38'14"E, a distance of 113.99'; thence N45°21'41"E, a distance of 246.45'; thence N19°17'30"W, a distance of 394.52' to a non-tangent curve to the right, having a radius of 245.00, a central angle of 20°58'56", and subtended by a chord which bears S88°05'37"E, and a chord distance of 89.22'; thence along the arc of said curve, a distance of 89.72'; thence N81°24'55"E, a distance of 185.73' to a curve to the right, having a radius of 100.00, a central angle of 83°53'23", and subtended by a chord which bears S56°38'24"E, and a chord distance of 133.68'; thence along the arc of said curve, a distance of 146.42' to a compound curve to the right, having a radius of 450.00, a central angle of 36°46'08", and subtended by a chord which bears S01°18'57"E, and a chord distance of 283.85'; thence along the arc of said curve, a distance of 288.78'; thence S17°04'08"W, a distance of 639.78' to a curve to the left, having a radius of 775.00, a central angle of 14°53'21", and subtended by a chord which bears S09°37'27"W, and a chord distance of 200.83'; thence along the arc of said curve, a distance of 201.40'; thence S02°10'47"W, a distance of 1112.20'; thence S07°58'47"W, a distance of 209.62' to a curve to the left, having a radius of 500.00, a central angle of 21°17'07", and subtended by a chord which bears S02°39'46"E, and a

Quitclaim Deed – Glasscock


20151209000420320 1/4 \$70.50
Shelby Cnty Judge of Probate, AL
12/09/2015 11:01:57 AM FILED/CERT

Shelby County, AL 12/09/2015
State of Alabama
Deed Tax: \$47.50

chord distance of 184.68'; thence along the arc of said curve, a distance of 185.75'; thence S13°18'20"E, a distance of 333.72'; thence S18°24'48"E, a distance of 252.23'; thence S07°33'34"E, a distance of 377.67'; thence S00°19'35"E, a distance of 326.64' to a curve to the left, having a radius of 200.00, a central angle of 44°17'29", and subtended by a chord which bears S22°28'19"E, and a chord distance of 150.79'; thence along the arc of said curve, a distance of 154.61'; thence S44°37'04"E, a distance of 111.66' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 148.71'; thence S48°07'14"E, a distance of 236.62' to a curve to the left, having a radius of 185.00, a central angle of 55°55'57", and subtended by a chord which bears S76°05'13"E, and a chord distance of 173.51'; thence along the arc of said curve, a distance of 180.60'; thence S45°53'33"E, a distance of 108.32'; thence S43°46'10"E, a distance of 98.57'; thence S63°18'34"E, a distance of 112.94'; thence S44°15'37"E, a distance of 68.08'; thence S27°01'43"E, a distance of 73.76'; thence S12°01'33"E, a distance of 151.90'; thence S18°02'51"E, a distance of 95.66'; thence S24°03'42"E, a distance of 179.99'; thence S14°11'33"E, a distance of 112.10'; thence S02°13'25"W, a distance of 332.67' to the edge of Lay Lake, all further calls will be along edge of lake until otherwise noted; thence S80°02'51"W, a distance of 278.99'; thence S83°07'44"W, a distance of 402.16'; thence S87°15'35"W, a distance of 236.66'; thence N85°56'59"W, a distance of 583.24'; thence N37°48'58"E, a distance of 166.41'; thence N82°00'42"E, a distance of 239.59'; thence N14°51'02"E, a distance of 1277.29'; thence N46°32'08"W, a distance of 161.56'; thence N42°27'22"E and leaving said edge of Lay Lake, a distance of 24.64' to the POINT OF BEGINNING.

Said Parcel located in Section 23, Township 20 South, Range 2 East, Shelby County, Alabama and containing 27.90 acres, more or less.

THE GRANTOR EXPRESSLY RESERVES UNTO HIMSELF A LIFE ESTATE IN AND TO SAID PROPERTY, AND IT IS THE GRANTOR'S EXPRESSED INTENTION TO CONVEY TO GRANTEE ONLY THE REMAINDER INTEREST IN SAID PROPERTY.

GRANTOR SHALL HAVE THE FIRST RIGHT OF REFUSAL TO PURCHASE THE PROPERTY AT FAIR MARKET VALUE FROM GRANTEE.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

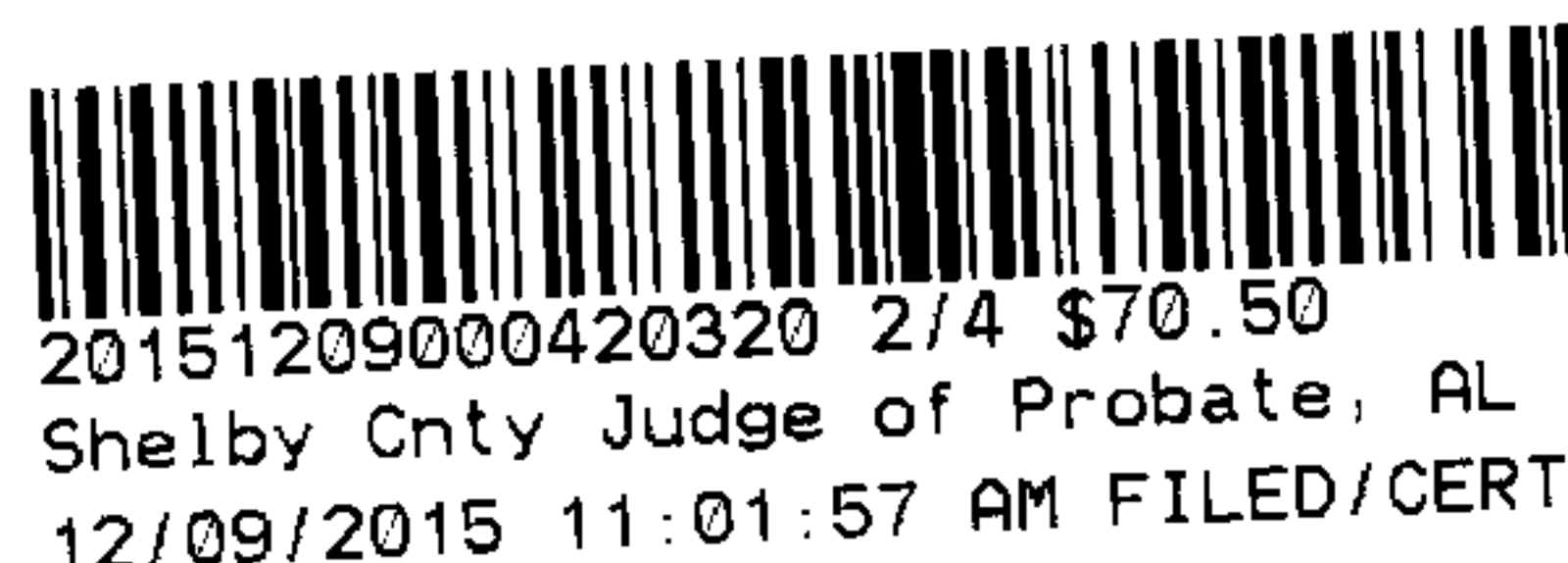
TO HAVE AND TO HOLD, to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of November, 2015.


Dale Glasscock

STATE OF ALABAMA)
SHELBY COUNTY)

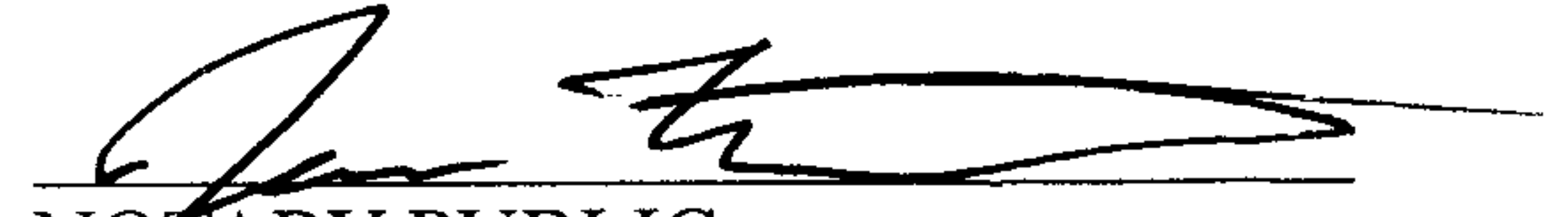
Quitclaim Deed – Glasscock



GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale Glasscock, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me 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 and official seal this 7th day of November, 2015.


NOTARY PUBLIC

My commission expires: 12/18/18


20151209000420320 3/4 \$70.50
Shelby Cnty Judge of Probate, AL
12/09/2015 11:01:57 AM 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 Dale Glasscock
Mailing Address 977 Sun Valley Road
Harpersville, AL
35078

Grantee's Name Sandra J Glasscock
Mailing Address 3933 White Oak Drive
Cahaba Heights, AL
35243

Property Address No Address Assigned

Date of Sale November 7, 2015
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 47,430.00



20151209000420320 4/4 \$70.50
Shelby Cnty Judge of Probate, AL
12/09/2015 11:01:57 AM 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 ☐ 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 12/7/15

Print James Fancher

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one