

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)

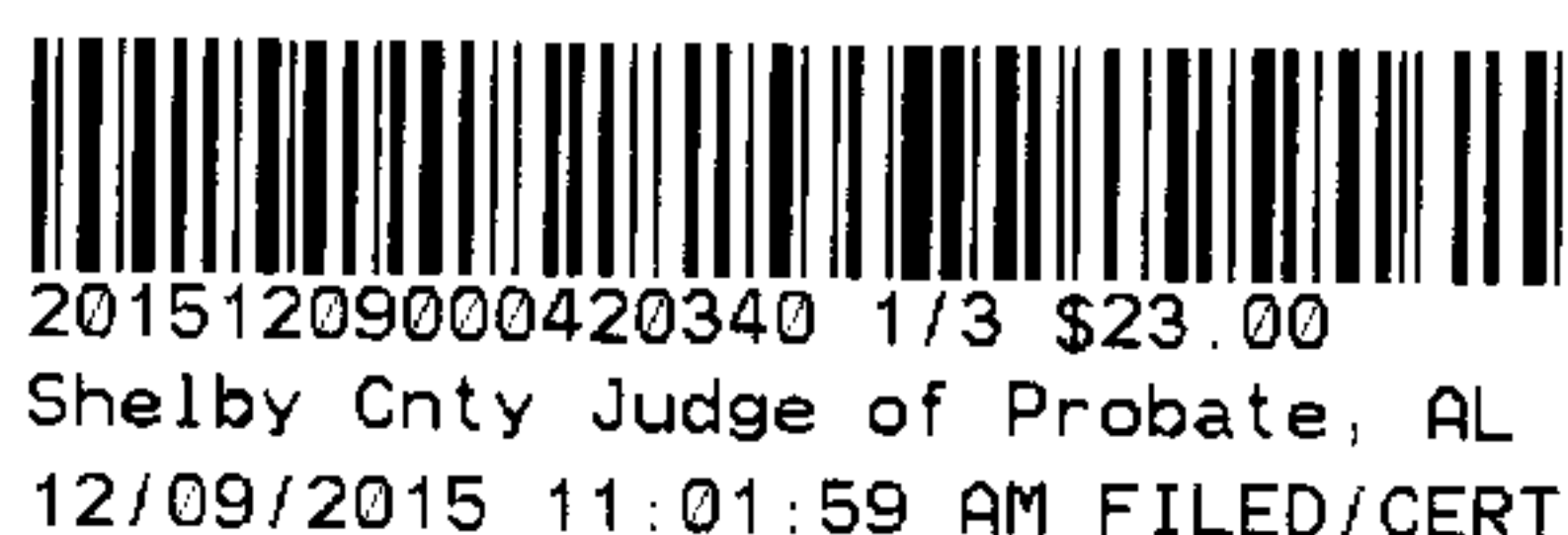
KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$ 2701.¹⁷ to the undersigned grantor in hand paid by grantee herein, the receipt whereof is acknowledged, I Dale Glasscock, a married man (herein referred to as GRANTOR) hereby **REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS** to Sandra 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' to the POINT OF BEGINNING; said point being a compound curve to the left, having a radius of 245.00, a central angle of 06°17'43", and subtended by a chord which bears S74°27'18"E, and a chord distance of 26.91'; thence along the arc of said curve, a distance of 26.92'; thence S19°17'30"E, a distance of 394.52'; thence S45°21'41"W, a distance of 246.45'; thence N37°38'14"W, a distance of 113.99'; thence N03°32'43"E, a distance of 215.99'; thence N16°58'20"E, a distance of 258.14' to the POINT OF BEGINNING.

Said Parcel located in Section 14, Township 20 South, Range 2 East, Shelby County, Alabama and containing 1.78 acres, more or less.

ALSO AND INCLUDING an Easement, being more particularly described as follows:

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' to the POINT OF BEGINNING, said point being a compound curve to the left, having a radius of 245.00, a central angle of 06°17'43", and subtended by a chord which bears S74°27'18"E, and a chord distance of 26.91'; thence along the arc of said curve, a distance of 26.92'; thence S19°17'30"E, a distance of 28.88' to the beginning of a non-tangent curve to the right, having a radius of 270.00, a central angle of 09°21'25", and subtended by a chord which bears N76°08'42"W, and a chord distance of 44.04'; thence along the arc of said curve, a distance of 44.09'; thence N16°58'20"E, a distance of 25.01' to the POINT OF BEGINNING.

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)

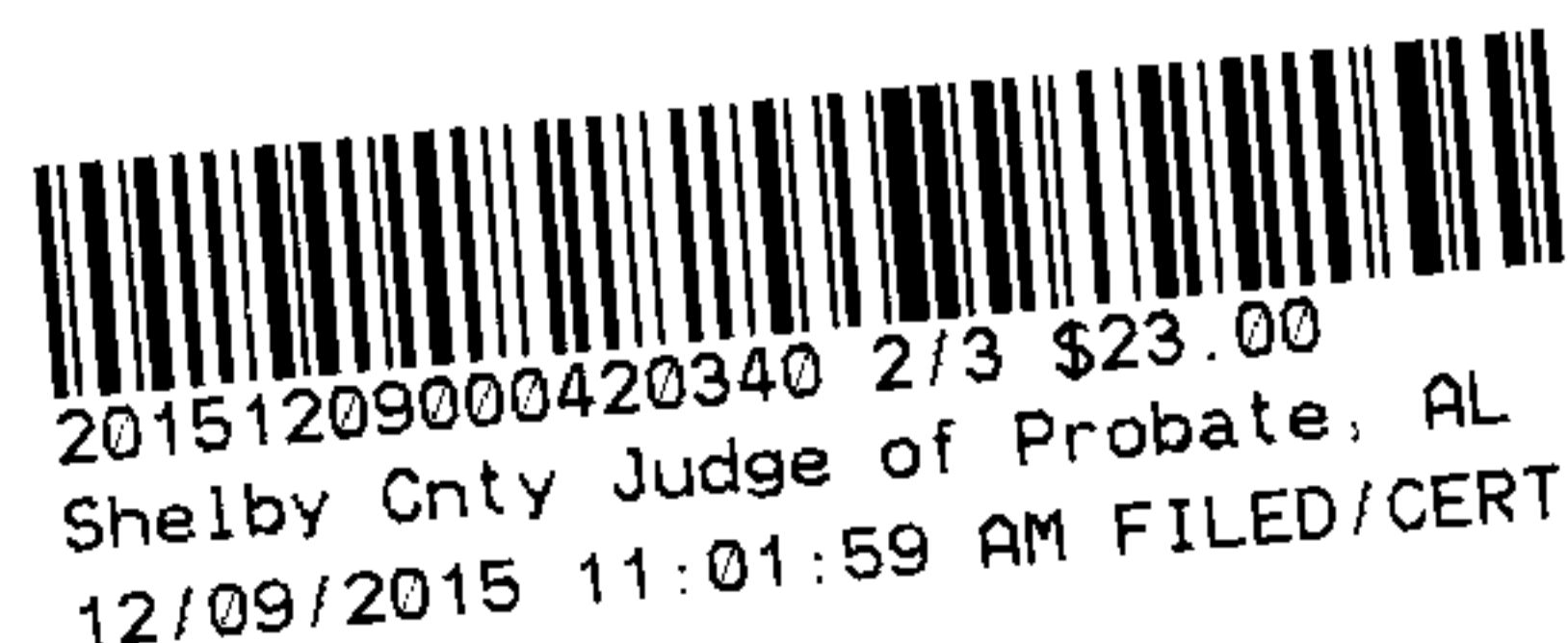
GENERAL ACKNOWLEDGMENT

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



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 \$ 2701.17



20151209000420340 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
12/09/2015 11:01:59 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
Sales Contract
Closing Statement
Appraisal
Other

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

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one