


QUITCLAIM DEED
STATE OF ALABAMA,
SHELBY COUNTY


20151216000428810 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/16/2015 09:52:27 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and No/00-----Dollars (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Caroline S. Walters, married**, hereby remises, releases, quit claims, grants, sells, and conveys to **William G. Scott and Albert L. Scott, Jr., equally as tenants in common**, (hereinafter called Grantee), and to clear title in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This property constitutes no part of the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

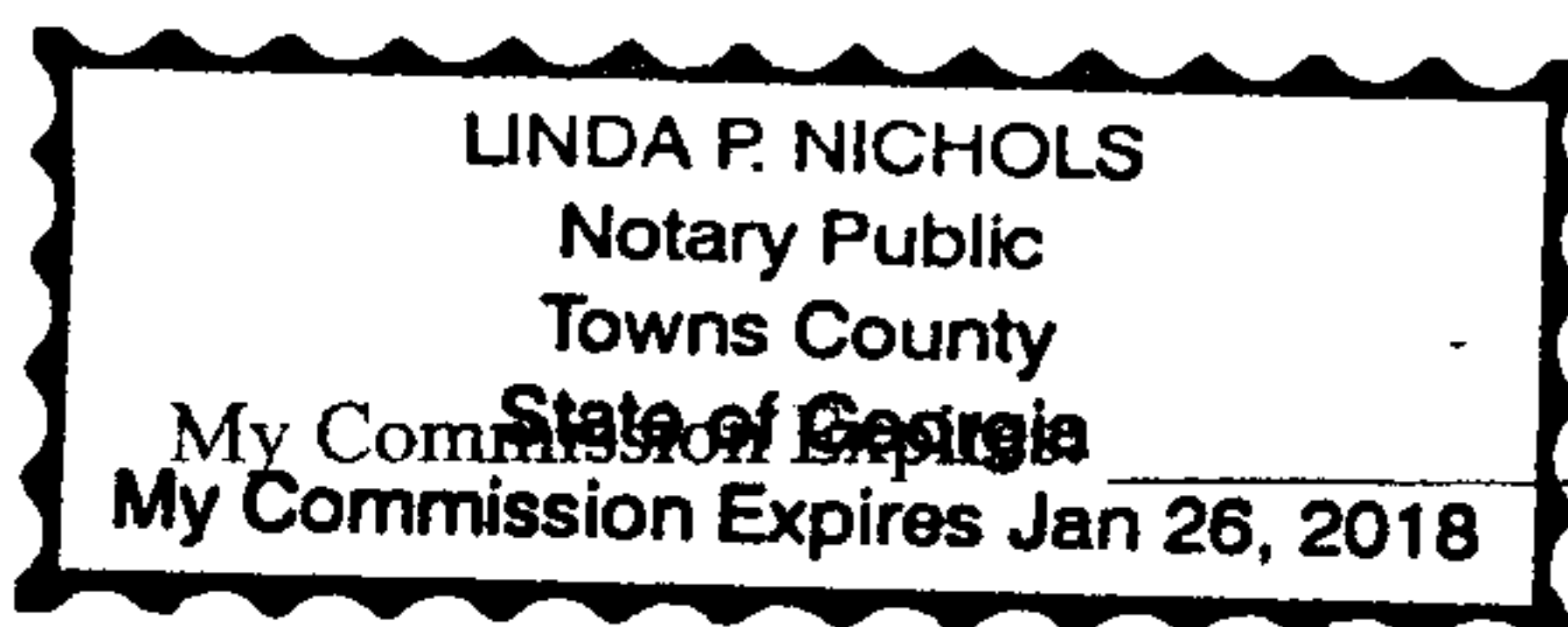
Given under my hand and seal, this 11 day of Dec, 2015.

STATE OF Georgia
COUNTY OF Union

Caroline S. Walters
Caroline S. Walters

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Caroline S. Walters, 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 11 day of December, 2015.



Linda P. Nichols
Notary Public

Instrument Prepared By:
William R. Justice, Attorney at Law
P. O. Box 587
Columbiana, AL 35051

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY



20151216000428810 2/3 \$21.00

Shelby Cnty Judge of Probate, AL

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Parcel "C"

A Parcel of land located in the west 1/2 of the southwest 1/4 of Section 11, and in the northwest 1/4 of the northwest 1/4 of Section 14, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at a found 1 inch open pipe at the Southeast Corner of the southwest 1/4 of the northwest 1/4 of said Section 11, thence South 02°26'17" East along east line of the northwest 1/4 of the southwest 1/4 of said Section 11 for a distance of 510.50 feet to a set iron, said point being the POINT OF BEGINNING of the Parcel herein described; thence continue along said 1/4-1/4 line South 02°26'17" East for a distance of 2132.77 feet to a found 1 inch square iron, said point being the northeast corner of the northwest 1/4 of the northwest 1/4; thence South 01°45'02" East along the east line of the northwest 1/4 of the northwest 1/4 of said Section 14 for a distance of 1042.21 feet to a set iron, thence leaving said east line South 88°52'14" West for a distance of 329.96 feet to a set iron; thence North 01°45'02" East for a distance of 1039.32 feet to a found 1 inch crimp pipe; thence North 03°21'05" West for a distance of 2128.99 feet to a 1 inch open pipe; thence North 87°40'12" East for a distance of 363.84 feet to the POINT OF BEGINNING of the parcel herein described. Said Parcel containing 24.85 Acres, more or less.

LESS AND EXCEPT:

Property described in Instrument No. 20140923000299310 in the Probate Office of Shelby County, Alabama.

Parcel "D"

A Parcel of land located in the west 1/2 of the northwest 1/4 of Section 14, and in the northeast 1/4 of Section 15, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: BEGINNING at the southeast corner of the northeast 1/4 of said Section 15, said point being a found rebar, thence South 88°53'14" West along the south line of the northeast 1/4 of Section 15 for a distance of 1399.96 feet to a set iron; thence leaving said 1/4-1/4 line North 01°06'46" West for a distance of 1610.17 feet to a set iron; thence North 88°53'14" East for a distance of 2365.88 feet to a set iron; thence continue North 88°53'14" East for a distance of 329.96 feet to a set iron on the east line of the west 1/2 of the northwest 1/4 of said Section 14; thence South 01°45'02" East along said 1/4-1/4 line for a distance of 1597.04 feet to a set iron at the southeast corner of said west 1/2 of the northwest 1/4 of Section 14; thence South 88°18'37" West along the south line of the west 1/2 of the northwest 1/4 of said Section 14 for a distance of 1313.72 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 99.78 Acres, more or less.

Parcel "E"

A Parcel of land located in the west 1/2 of the northeast 1/4 of Section 15, and in the southwest 1/4 of the southeast 1/4 of Section 10, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at the southeast corner of the northeast 1/4 of said Section 15, said point being a found rebar, thence South 88°53'14" West along the south line of the northeast 1/4 of Section 15 for a distance of 1399.96 feet to the POINT OF BEGINNING of the Parcel herein described, said point being a set iron; thence continue South 88°53'14" West for a distance of 1236.12 feet to a capped rebar set; thence North 02°36'29" West along the west line of the northeast 1/4 of Section 15 for a distance of 2278.75 feet to a set iron on the southeastern right-of-way of Alabama State Highway No. 119; thence along said right-of-way North 49°13'00" East for a distance of 595.92 feet to a curve to the left having a delta of 00°16'47" and a radius of 5779.69 feet, with a chord bearing of North 49°04'37" East and a chord distance of 28.21 feet; thence along said right-of-way, along said curve for a distance of 28.21 feet; thence leaving said right-of-way South 38°30'44" East for a distance of 1342.21 feet to a set iron; thence South 01°06'46" East for a distance of 1610.17 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 65.87 Acres, more or less.

Parcel "F"

A Parcel of land located in the northwest 1/4 of the northwest 1/4 of Section 14, in the north 1/2 of the northeast 1/4 of Section 15, and in the southwest 1/4 of the southeast 1/4 of Section 10, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: BEGINNING at the northwest corner of said Section 14, said point being a 1 inch open pipe, thence North 88°23'05" East along the north line of said Section 14 for a distance of 985.07 feet to a found 1 inch crimp pipe; thence leaving said north line said Section 14 South 01°45'02" East for a distance of 1039.32 feet to a set iron; thence South 88°53'14" West for a distance of 2365.88 feet to a set iron; thence North 38°30'44" West for a distance of 1342.21 feet to a set iron on the southeastern right-of-way of Alabama State Highway No. 119, said point being on a curve to the left having a delta of 06°11'14" and a radius of 5779.69 feet, with a chord bearing of North 45°50'36" East and a chord distance of 623.83 feet; thence along said right-of-way, along said curve for a distance of 624.14 feet to a set iron pin; thence leaving said right-of-way South 42°07'32" East for a distance of 626.14 feet to a found 1 inch open pipe; thence North 88°24'32" East for a distance of 1317.73 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 69.73 Acres, more or less.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Caroline S. Walters
Mailing Address 723 Mountain Top Road
Blairsville, GA 30512

Grantee's Name: William G. Scott & Albert L. Scott, Jr.
Mailing Address: 260 Chastain Commons
Atlanta, GA 30342

Property Address: Hwy 119
Shelby County, Alabama

Date of Sale _____
Total Purchase Price \$ 200,000.00 (TO CLEAR TITLE)
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 – Quitclaim Deed being recorded to clear title.

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 12.11.15

Sign Caroline S. Walters
(Grantor/Grantee/Owner/Agent) circle one
Print CAROLINE S. WALTERS

☒ Unattested

Form RT-1

