

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Law Offices of Christopher R. Smitherman, LLC  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Diane Sirois  
129 Cedar Drive  
Pelham, Alabama 35124

STATE OF ALABAMA )

QUITCLAIM DEED

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Love and Affection good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged; that **Debbie Angell**, an unmarried woman and a heir at law of **Robert John Angell (deceased)** and **Esther Ruth Angell (deceased)**, hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **Diane Sirois(a married woman)**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County, Alabama**, to wit:

See Exhibit A

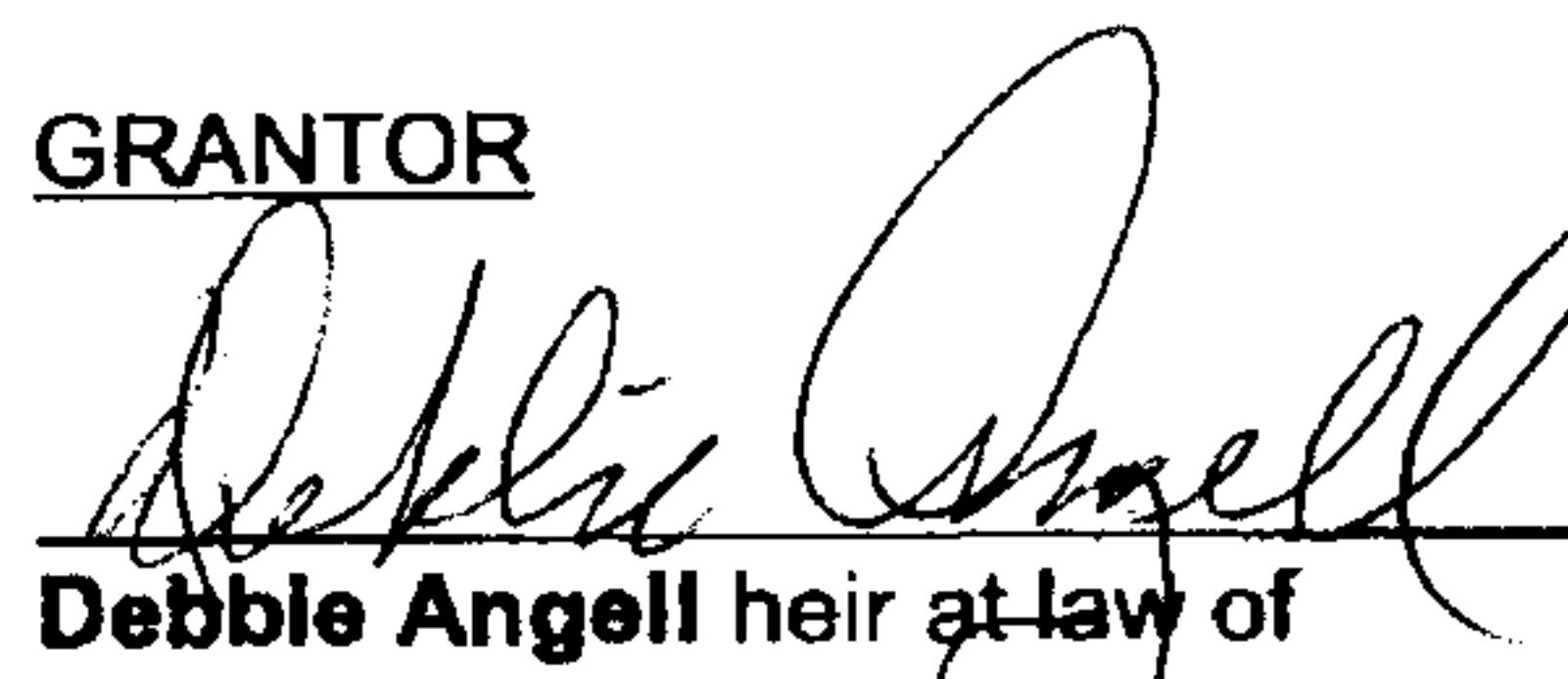
Note: This instrument was prepared without benefit of title search. It is the intent of this instrument to convey any and all interest of Grantor's in her parents Commercial Property to Grantee which may have otherwise omitted from that Estate Deed forward at Shelby County Judge of Probate Instrument # 2016011000010800.


NOTE: This is not homestead property of the grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 19<sup>th</sup> day of May, 2015.

GRANTOR

 (L.S.)  
**Debbie Angell** heir at law of  
**Robert John Angell and**  
**Esther Ruth Angell**

  
20160111000010810 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/11/2016 04:28:27 PM FILED/CERT

STATE OF ALABAMA )

ACKNOWLEDGMENT

SHELBY COUNTY )

I, Rebecca E. Scarborough, a Notary Public for the State at Large, hereby certify that the above posted name, **Debbie Angell**, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19<sup>th</sup> day of May, 2015.

  
NOTARY PUBLIC

Exhibit A

A parcel of land located in the NE 1/4 of SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of SE 1/4 of said Section 14; thence in a Northerly direction along the West line of said 1/4-1/4 Section, a distance of 536.56 feet to a point on the Northwest right-of-way line of Parker Drive; thence 41 deg. 28 min. 50 sec. right, in a Northeasterly direction along said right-of-way line a distance of 390.82 feet; thence 90 deg. left, in a Northwesterly direction a distance of 470 feet to the point of beginning; thence continue along last described course in a Northwesterly direction a distance of 110 feet; thence 90 deg. left, in a Southwesterly direction a distance of 180 feet; thence 90 deg. left, in a Southeasterly direction a distance of 110 feet; thence 90 deg. left, in a Northeasterly direction a distance of 180 feet to the point of beginning; being situated in Shelby County, Alabama.



20160111000010810 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Debbie Angel  
Mailing Address 131 Waxwing Circle  
Alabaster AL 35001

Grantee's Name Diane Smith  
Mailing Address 129 Cedar Drive  
Pelham AL 35724

Property Address commercial lot  
Pelham AL 35724

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_



20160111000010810 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/11/2016 04:28:27 PM 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 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 5/19/15

Print Cheryl S. Sutherland

Sign [Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one