


This Instrument was prepared by:
(Name) _____
(Address) _____

QUIT CLAIM DEED


20160301000064940 1/3 \$55.50
Shelby Cnty Judge of Probate, AL
03/01/2016 12:35:13 PM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of 35,485 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to Derrick C. Phillyaw (hereinafter called GRANTEE) all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD to the said GRANTEES forever

Given under my hand and seal, this 3rd day of March, 2016.

Hilda S. Phillyaw
Sheela S. Phillyaw

STATE OF ALABAMA)
COUNTY OF ~~JEFFERSON~~)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hilda S. Phillyaw whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of March, 2016.

Hesterah L. Hester
Notary Public
My Commission Expires: 3-28-16

Exhibit A



20160301000064940 2/3 \$55.50
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A parcel of land lying in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Township 21 South, Range 2 West in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner (2' capped pipe) of the above said $\frac{1}{4}$ - $\frac{1}{4}$; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 420.0 feet to and iron pin set, said POINT OF BEGINNING of the following described parcel; Thence continue along the last described course for a distance of 155.00 feet to an iron pin found (1/2" rebar); Thence turn an interior angle left of 91 degrees 21 minutes 11 seconds and run North for a distance of 210.46 feet to an iron pin found (1/2" rebar); Thence turn an interior angle left of 88 degrees 36 minutes 21 seconds and run East for a distance of 154.43 feet to a point (P K nail set); Thence turn an interior angle left of 91 degrees 34 minutes 36 seconds and run South for a distance of 210.37 feet to the Point of Beginning.

Also an easement 8 feet wide adjacent to and north of the above parcel together with a right of way for ingress and egress and utilities between the above described parcel and the public road.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantees only the interest Grantor owns therein, if any.

Real Estate Sales Validation Form

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

Grantor's Name Hilda S. Philyan
Mailing Address 131 Silver Lane
Alabaster AL
35007

Grantee's Name Derrick Philyan
Mailing Address 131 Silver Lane
Alabaster AL
35007

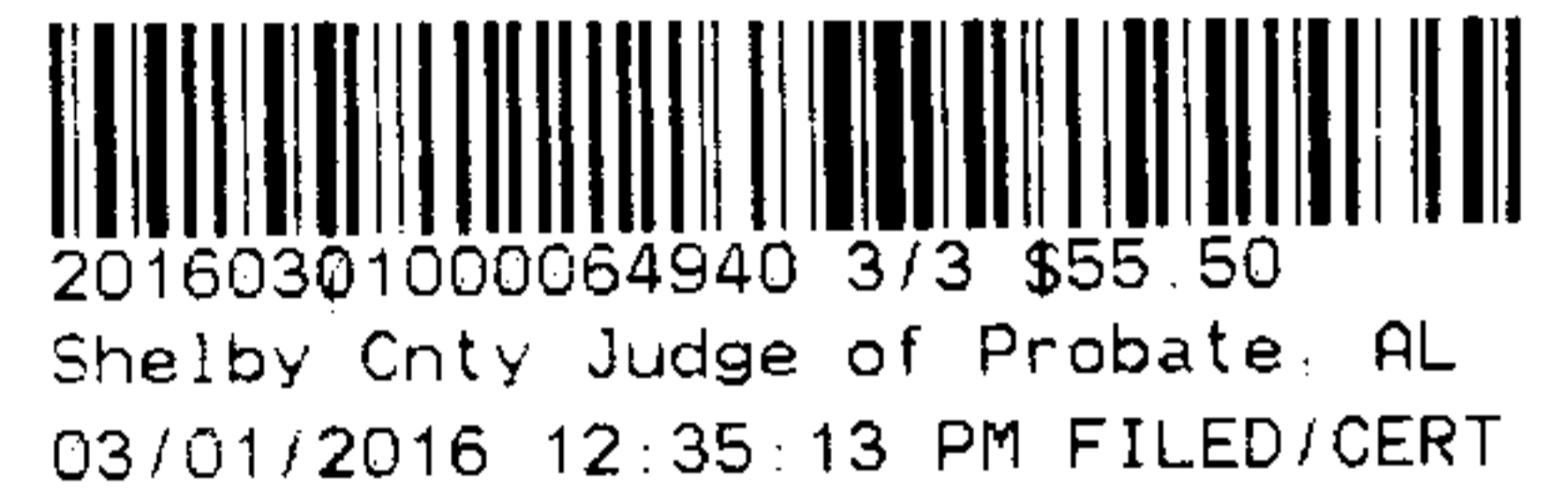
Property Address 131 Silver Lane
Alabaster AL
35007

Date of Sale March 1, 2016
Total Purchase Price \$ 0
or
Actual Value \$ _____
or
Assessor's Market Value \$ 70,970 ^{1/2 interest} 35,485.00

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 Office



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 3/1/16

Print Hilda S. Philyan

Unattested

[Signature]
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one