

~~AFTER RECORDING RETURN TO:~~
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 11425759


20160506000153820 1/5 \$125.00
Shelby Cnty Judge of Probate, AL
05/06/2016 11:49:30 AM FILED/CERT

MAIL TAX STATEMENTS TO:
CARLTON GAITERS, SR.
211 COUNTY ROAD 213
CALERA, AL 35040

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Tax ID No.: 28-2-09-0-001-028.004

16002616

QUIT CLAIM DEED

THIS DEED made and entered into on this 16 day of March, 2016, by and between **CARLTON GAITERS, SR., WHO TOOK TITLE AS CARLTON GAITERS, AN UNMARRIED MAN AND NINA CREAR GAITERS, AN UNMARRIED WOMAN, WHO TOOK TITLE AS HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, a mailing address of 211 COUNTY ROAD 213, CALERA, AL 35040, hereinafter referred to as Grantor(s) and **CARLTON GAITERS, SR., AN UNMARRIED MAN**, a mailing address of 211 COUNTY ROAD 213, CALERA, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 211 COUNTY ROAD 213, CALERA, AL 35040

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20041115000626400, Recorded: 11/15/2004

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

RECORD

1st

Shelby County, AL 05/06/2016
State of Alabama
Deed Tax: \$99.00

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

CARLTON GAITERS, SR., WHO TOOK
TITLE AS CARLTON GAITERS

Nina Crear Gaiters
NINA CREAR GAITERS

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said county and state, hereby certify that CARLTON GAITERS, SR., whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the _____ day of _____, _____.

NOTARY PUBLIC
My commission expires: _____

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that NINA CREAR GAITERS, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16 day of March, 2016.

Maria Anderson
NOTARY PUBLIC
My commission expires: _____

MY COMMISSION EXPIRES FEBRUARY 17, 2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



20160506000153820 2/5 \$125.00
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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Carlton Gaits Sr. Carlton Gaits
CARLTON GAITERS, SR., WHO TOOK
TITLE AS CARLTON GAITERS

NINA CREAR GAITERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that CARLTON GAITERS, SR., whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13TH day of APRIL, 2016

[Signature]
NOTARY PUBLIC

My commission expires: 07/02/2017

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that NINA CREAR GAITERS, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 13TH day of APRIL, 2016 LN

[Signature] LN
NOTARY PUBLIC

My commission expires: 07/02/2017 LN

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.


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EXHIBIT A
LEGAL DESCRIPTION

SITUATE IN SHELBY COUNTY, STATE OF ALABAMA:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE N 00 DEGREES 00 MINUTES 01 SECONDS W ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 408.18 FEET TO A POINT; THENCE RUN N 88 DEGREES 48 MINUTES 36 SECONDS W A DISTANCE OF 163.93 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 201.91 FEET TO A POINT; THENCE RUN S 11 DEGREES 29 MINUTES 42 SECONDS W A DISTANCE OF 236.0 FEET TO A POINT; THENCE RUN S 78 DEGREES 30 MINUTES 18 SECONDS E A DISTANCE OF 258.64 FEET TO A POINT ON THE WEST MARGIN OF SHELBY COUNTY HIGHWAY NO. 213 IN A CURVE TO THE LEFT; THENCE RUN A CHORD BEARING OF N 1 DEGREE 25 MINUTES 58 SECONDS E A CHORD DISTANCE OF 83.96 FEET TO THE P.T. OF SAID CURVE; THENCE RUN N 1 DEGREES 57 MINUTES 23 SECONDS W A DISTANCE OF 194.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.36 ACRES.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: CARLTON GAITERS AND NINA CREAR GAITERS, HUSBAND AND WIFE
GRANTEE: CARLTON GAITERS AND NINA CREAR GAITERS, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION

DATED: 10/31/2004

RECORDED: 11/15/2004

DOC#/BOOK-PAGE: 20041115000626400

TAX ID NO: 28-2-09-0-001-028.004

PROPERTY COMMONLY KNOWN AS: 211 COUNTY ROAD 213, CALERA, AL 35040



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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 Carlton & Nina Gaiters
Mailing Address 211 County Road 213
Calera, AL 35040

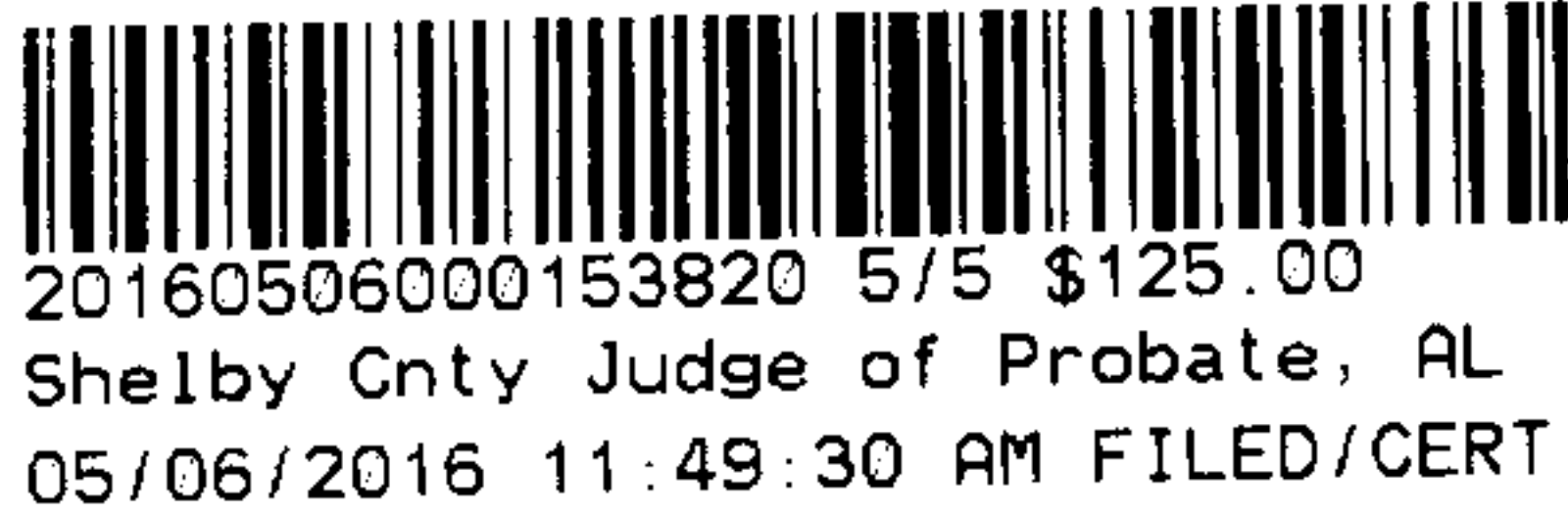
Grantee's Name Carlton Gaiters, SR
Mailing Address 211 County Road 213
Calera AL 35040

Property Address 211 COUNTY ROAD 213
CALERA, AL 35040

Date of Sale 3/16/2016
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ ~~198,000~~ 198,000.00
1/2 the value 99,000.00



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 Assessor Website

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 _____

Print Carlton Gaiters Sr.

Unattested _____

Sign Carlton Gaiters Sr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one