

This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Lisa K Patterson
445 Autumnw Lane
Vincent, AL 35178

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

20160526000180130 1/3 \$49.00
Shelby Cnty Judge of Probate, AL
05/26/2016 12:00:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TWENTY NINE THOUSAND DOLLARS and 00/100 (\$29,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Patricia Wideman Stevons-Lee, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Lisa K. Patterson** . (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit A for LEGAL DESCRIPTION.

The above described property constitutes no part of the homestead of the Grantor.

Grantor herein is the sole surviving heir at law of Alfred and Janice Wideman.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 29th day of May, 2016.

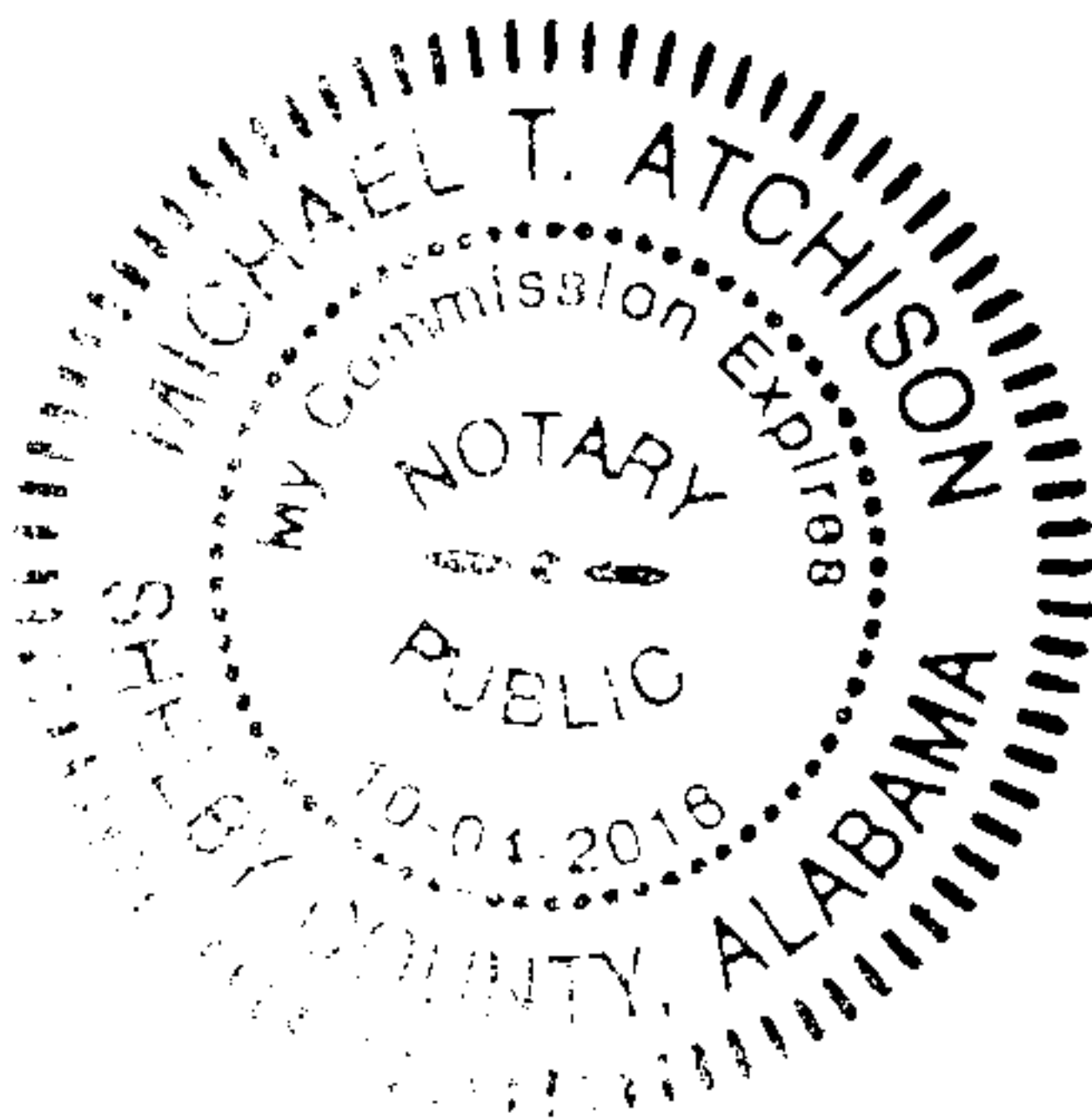
Patricia Wideman Stevons-Lee
Patricia Wideman Stevons-Lee

Shelby County, AL 05/26/2016
State of Alabama
Deed Tax: \$29.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patricia Wideman Stevons-Lee**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 29th day of May, 2016.



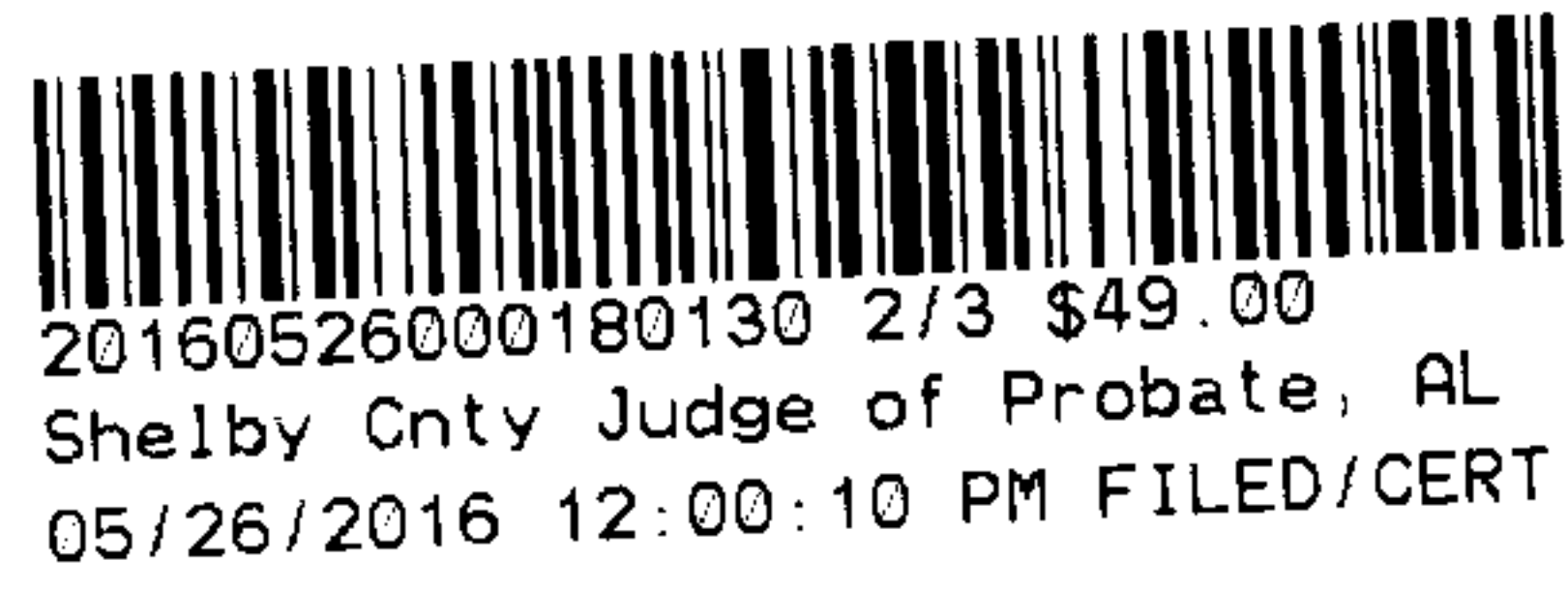
Michael T. Atchison
Notary Public
My Commission Expires: 10/1/16

EXHIBIT A – LEGAL DESCRIPTION

SW COR NW ¼ SW ¼ N 161.23 E 79.1 TO POB SE 285.57 NE 502.8 W472.43 S 403.75 TO POB.

Property conveyed herein also know as follows:

Legal Description:



Lot 1

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN NORTHERLY A DISTANCE OF 580.20 FEET; THENCE RIGHT 89 - 43 - 49 A DISTANCE OF 65.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 241.34 FEET; THENCE RIGHT 87 - 15 - 30 A DISTANCE OF 180.49 FEET; THENCE RIGHT 92 - 44 - 30 A DISTANCE OF 241.34 FEET; THENCE RIGHT 83 - 12 - 25 TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A DELTA OF 3 - 27 - 34 AND A RADIUS OF 2989.68 FEET AN ARC DISTANCE OF 180.52 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 1 ACRE MORE OF LESS.

Lot 2

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN NORTHERLY A DISTANCE OF 161.23 FEET; THENCE RIGHT 77 - 51 - 13 A DISTANCE OF 79.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE ALONG THE TANGENT OF A CURVE TO THE RIGHT HAVING A DELTA OF 32 - 42 - 22 AND A RADIUS OF 198.12 FEET AN ARC DISTANCE OF 113.09 FEET; THENCE CONTINUE ALONG THE TANGENT OF SAID CURVE A DISTANCE OF 172.48 FEET; THENCE LEFT 90 - 09 - 45 A DISTANCE OF 502.80 FEET; THENCE LEFT 110 - 40 - 01 A DISTANCE OF 231.09 FEET; THENCE LEFT 272 - 44 - 30 A DISTANCE OF 180.49 FEET; THENCE RIGHT 92 - 44 - 30 A DISTANCE OF 241.34 FEET; THENCE LEFT 96 - 47 - 35 TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A DELTA OF 16 - 34 - 39 AND A RADIUS OF 771.54 FEET AN ARC DISTANCE OF 223.23 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.7 ACRES MORE OR LESS

Real Estate Sales Validation Form

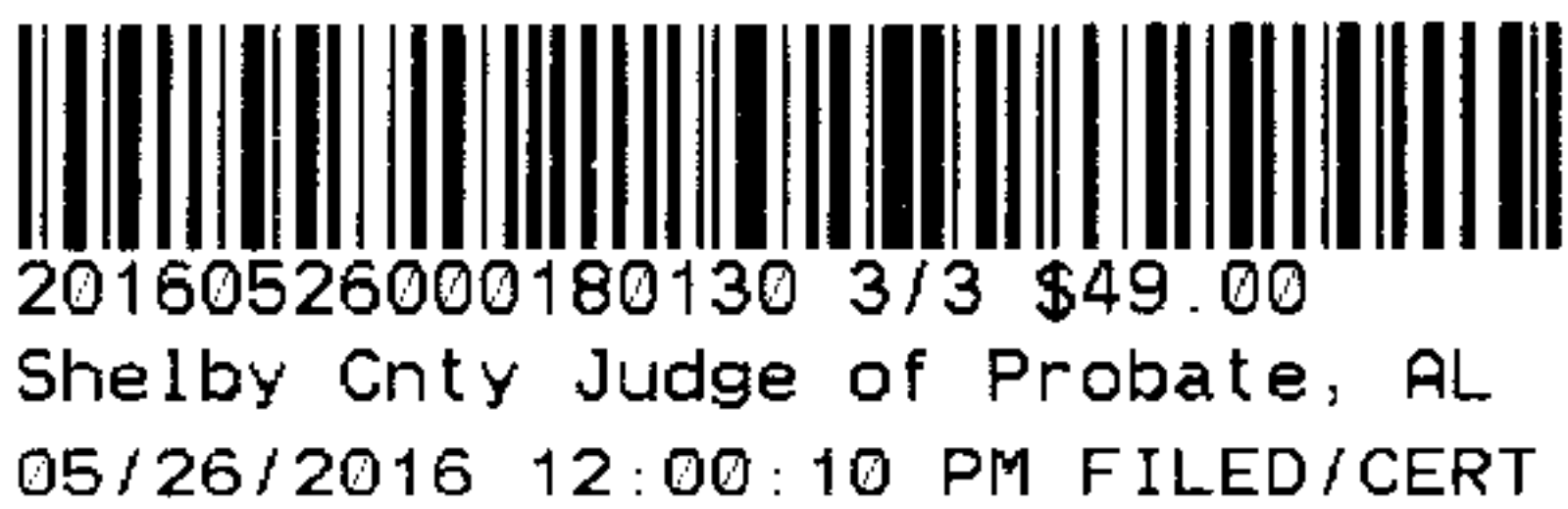
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Patricia Sperm-Lee
Mailing Address 823 Autumn Lane
Vincent AL 35778

Grantee's Name Lisa K. Patterson
Mailing Address 445 Autumn Lane
Vincent AL 35778

Property Address 485 Autumn Lane
Vincent

Date of Sale 20 May 16
Total Purchase Price \$ _____
Or
Actual Value \$ 29,000
Or
Assessors 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

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 20 May 2016

____ Unattested _____
(verified by)

Print Lisa K Patterson
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one