

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 Parkway Drive  
Leeds, AL 35094

Send Tax Notice to:  
Mr. Johnny C. Harris

QUITCLAIM DEED

STATE OF ALABAMA  
SHELBY COUNTY

20160601000187940  
06/01/2016 01:49:34 PM  
QCDEED 1/4

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **JOHNNY C. HARRIS, a married man, MARY SUE HARRIS, an unmarried woman, JANICE DAFFRON, a married woman AND RENEE ROBINSON, a married woman,** hereby remise, release, quit claim, grant, sell and convey to **JOHNNY C. HARRIS** (hereinafter called Grantees), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, THENCE EAST ALONG SOUTH LINE OF SAID QUARTER-QUARTER 425.0 FEET TO POINT OF BEGINNING, THENCE NORTH 8 DEGREES 53 MINUTES 04 SECONDS WEST 390.18 FEET, THENCE NORTH 25 DEGREES 45 MINUTES 50 SECONDS EAST 150.0 FEET, THENCE NORTH 75 DEGREES 19 MINUTES 23 SECONDS EAST 306.04 FEET, THENCE SOUTH 34 DEGREES 39 MINUTES 44 SECONDS EAST 171.96 FEET, THENCE SOUTH 62 DEGREES 14 MINUTES 43 SECONDS EAST 71.29 FEET, THENCE SOUTH 28 DEGREES 53 MINUTES 13 SECONDS EAST 65.45 FEET, THENCE SOUTH 14 DEGREES 59 MINUTES 23 SECONDS EAST 154.77 FEET, THENCE SOUTH 0 DEGREES 17 MINUTES 27 SECONDS EAST 216.68 FEET TO THE SOUTH LINE OF SAID QUARTER-QUARTER, THENCE WEST 534.63 FEET TO POINT OF BEGINNING, SAID TRACT CONTAINING 6.59 ACRES, MORE OR LESS.**

**IN DEED BOOK 179 PAGE 983 THE GRANTORS HEREBY DO RESERVE UNTO THEMSELVES, THEIR HEIRS AND ASSIGNS, A 20 FEET EASEMENT FOR INGRESS AD EGRESS OVER AND ACROSS SAID PROPERTY, 10 FEET**

**ON EITHER SIDE OF THE CENTERLINE OF SAID EASEMENT, AND WHICH CENTERLINE IS DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4 THENCE NORTH 0 DEGREES 46 MINUTES 51 SECONDS WEST 520.7 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER TO AN EXISTING FENCE, THENCE NORTH 66 DEGREES 39 MINUTES 09 SECONDS EAST 1174.5 FEET ALONG SAID FENCE TO THE WESTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY #25, THENCE SOUTH 6 DEGREES 03 MINUTES 10 SECONDS EAST 355.49 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 77 DEGREES 28 MINUTES 21 SECONDS WEST 277.54 FEET ALONG SAID ROAD, THENCE NORTH 76 DEGREES 41 MINUTES 40 SECONDS WEST 113.77 FEET ALONG SAID ROAD, THENCE SOUTH 75 DEGREES 19 MINUTES 23 SECONDS WEST 306.04 FEET ALONG SAID ROAD.**

**ALSO: COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, THENCE EAST ALONG SOUTH LINE OF SAID QUARTER-QUARTER 425.0 FEET TO POINT OF BEGINNING, THENCE NORTH 8 DEGREES 53 MINUTES 04 SECONDS WEST 390.18.**

**ALSO: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4, THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER 363.57 FEET, THENCE NORTH 0 DEGREES 17 MINUTES 27 SECONDS WEST 216.68 FEET TO POINT OF BEGINNING, THENCE NORTH 14 DEGREES 59 MINUTES 23 SECONDS WEST 154.77 FEET, THENCE NORTH 28 DEGREES 53 MINUTES 13 SECONDS WEST 65.45 FEET, THENCE NORTH 62 DEGREES 14 MINUTES 43 SECONDS WEST 71.29 FEET.**

**MARLIN L. HARRIS HAVING DIED ON JULY 28, 2015.**

**Subject to easements, restrictions, covenants and reservations of record, if any.**

**THIS IS NOT THE HOMESTEAD OF THE GRANTORS.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.**

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 29<sup>th</sup> day of April, 2016.

Johnny C. Harris  
JOHNNY C. HARRIS

Mary Sue Harris  
MARY SUE HARRIS

Janice Daffron  
JANICE DAFFRON

Renée Robinson  
RENEE ROBINSON

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JOHNNY C. HARRIS, MARY SUE HARRIS, JANICE DAFFRON AND RENEE ROBINSON** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of April, 2016.



Rita L. Cooner

Notary Public

My Commission Expires:

7/27/18

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name: JOHNNY C HARRIS, MARY SUE Grantee's Name: JOHNNY C HARRIS  
HARRIS, JANICE DAFFRON AND RENEE ROBINSON

Mailing Address:

Mailing Address:

Property Address:

Date of Sale: 4/29/2016

Total Purchase Price: \$50,000.00

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

\_\_\_\_\_ Appraisal

\_\_\_\_\_

Appraisal

\_\_\_\_\_ Other

\_\_\_\_\_

Sales Contract

\_\_\_\_\_ XX \_\_\_\_\_

Closing Statement

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.

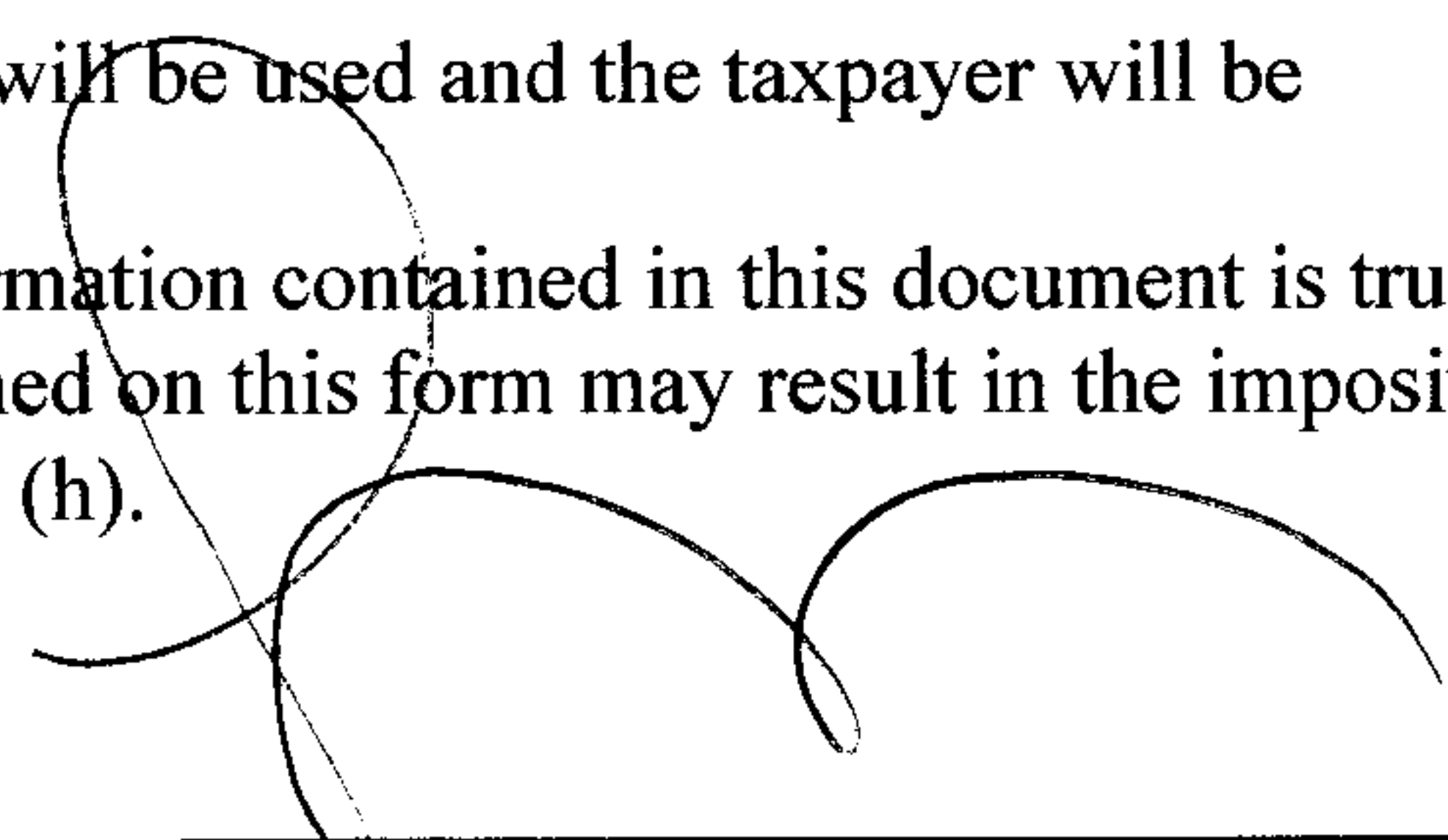
Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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:

\_\_\_\_\_ Unattested

  
 \_\_\_\_\_  
 LAURA L. BARNES Sign  
 (Grantor/Grantee/Owner/Agent) (circle one)

 Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/01/2016 01:49:34 PM  
 \$73.00 CHERRY  
 20160601000187940

A handwritten signature, likely of the County Clerk, is written over the official text at the bottom of the page.