

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20160610000202320 1/4 \$209.50
Shelby Cnty Judge of Probate, AL
06/10/2016 02:54:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENT, that in consideration of and pursuant to an agreement between the above and below named parties arising from a divorce action, DR-2015-900810, occurring in Shelby County, Alabama, the undersigned, **ROBIN BARNETT** a single woman, (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells and conveys to **JAMES ALLEN BARNETT, JR.**, a single man, (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County and Bibb County, Alabama, to-wit:

Part of Lot 10-2, according to the Resubdivision of Lot 10 Whispering Pines Farms, as recorded in Map Book 32, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner Section 12, Township 21 South, Range 5 West; thence North 00 degrees 49 minutes 47 seconds East along the West line of said section for distance of 20.00 feet to the point of beginning; thence North 88 degrees 36 minutes 40 seconds East for a distance of 80.30 feet; thence North 00 degrees 16 minutes 39 seconds West for a distance of 194.19 feet; thence South 89 degrees 43 minutes 21 seconds West for a distance of 461.86 feet; thence South 00 degrees 16 minutes 39 seconds East for a distance of 182.42 feet; thence South 88 degrees 16 minutes 35 seconds East for a distance of 381.81 feet to the point of beginning. Situated in Shelby County, Alabama.

20 foot easement access and utilities:

Commence at the Southwest corner of Section 12, Township 21 South, Range 5 West; thence North 00 degrees 10 minutes 02 seconds East along the West line of said section for a distance of 20.01 feet; thence North 88 degrees 16 minutes 35 seconds West a distance of 381.81 feet to the point of beginning; thence North 88 degrees 16 minutes 35 seconds West a distance of 644.60 feet to the beginning of a curve to the Northeast having a radius of 124.75 feet and a central angle of 42 degrees 44 minutes 46 seconds and being subtended by a chord which bears North 67 degrees 09 minutes 40 seconds West 90.93 feet; thence Westerly and Northwesterly along said curve, a distance of 93.07 feet to a point of reverse curvature; thence Northwesterly and Westerly a distance of 80.03 feet along the arc of said curve concave to the South having a radius of 89.97 feet and a central angle of 50 degrees 57 minutes 56 seconds; thence South 83 degrees 14 minutes 47 seconds West tangent to said curve a distance of 468.74 feet to the beginning of a curve tangent to said line; thence Westerly Northwesterly and Northerly a distance of 151.68 feet along the curve concave to the Northeast, having a radius of 100.51 feet and a central angle of 86 degrees 28 minutes 00 seconds; thence north 10 degrees 17 minutes 13 seconds West tangent to said curve, a distance of 511.52 feet; thence North 16 degrees 01 minutes 51 seconds West a distance of 621.54 feet to the

Southerly right of way line of County Highway No. 13; thence North 73 degrees 21 minutes 52 seconds East a distance of 20.00 feet; thence South 16 degrees 01 minutes 51 seconds East a distance of 622.75 feet; thence South 10 degrees 17 minutes 13 seconds East a distance of 512.52 feet to the beginning of a curve tangent to said line; thence Southerly, Southeasterly and Easterly distance of 121.50 feet along the curve concave to the Northeast having a radius of 80.51 feet and a central angle of 86 degrees 28 minutes 00 seconds; thence North 83 degrees 14 minutes 47 seconds East tangent to said curve, a distance of 468.74 feet to the beginning of a curve tangent to said line; thence Easterly and Southeasterly a distance of 97.82 feet along the curve concave to the South, having a radius of 109.97 feet and a central angle of 50 degrees 57 minutes 56 seconds to a point of reverse curvature; thence Southeasterly and Easterly a distance of 78.15 feet along the arc of said curve concave to the Northeast having a radius of 104.75 feet and a central angle of 42 degrees 44 minutes 46 seconds; thence South 88 degrees 32 minutes 03 seconds East tangent to said curve, a distance of 475.94 feet; thence South 88 degrees 32 minutes 03 seconds East a distance of 167.96 feet; thence South 00 degrees 16 minutes 39 seconds East a distance of 22.91 feet to the point of beginning.
Situating in Shelby County, Alabama, and Bibb County, Alabama.

Subject to all other easements, set back lines, restrictions, covenants,
mineral and mining rights and current taxes due.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns forever.

Given under my hand and seal, this the 25th day of May, 2016.

ROBIN BARNETT


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBIN BARNETT** 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2016.

Notary Public:

my commission expires: 7-8-18


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SOURCE OF TITLE: Joint Survivorship Deed, RPB BK 145, PG 357
Tax Assessor's Value: \$372,980.00

PREPARED BY:

Jessica Johnson, Esq.
505 20th Street N, Suite 1475
Birmingham, AL 35203
(205) 241-9988

SEND TAX NOTICE TO:

Buster Barnett
511 Whispering Ridge
Helena, Alabama 35080



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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 ROBEN BARNETT
Mailing Address _____
HELONA, AL 35080

Grantee's Name JAMES A BARNETT JR
Mailing Address 511 WHISPERING RIDGE
HELONA, AL 35080

Property Address 511 WHISPERING RIDGE
HELONA, AL 35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 372,980.00



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1/2 186,450.00

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

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 JAMES A BARNETT JR

☐ Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one