

**THIS INSTRUMENT PREPARED BY:**

J. Scott Sims, Esquire  
Sirote & Permutt, P.C.  
P.O. Box 55727  
Birmingham, Alabama 35255-5727  
(205) 930-5160

**TAX NOTICES:**

Anderton Family Trust  
c/o Walter C. and Marian B. Anderton  
3889 South Shades Crest Road  
Hoover, Alabama 35244

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **Nancy Bealle Anderton Boegh, formerly known as Nancy Bealle Anderton Egan**, a married person, and **Brian Hayes Anderton**, a married person (herein collectively referred to as "Grantor"), in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE AND QUIT CLAIM** unto **Walter Carlos Anderton and Marian Breeden Anderton**, as **Co-Trustees of the Anderton Family Trust created by Declarations of Trust dated January 30, 1976 and amended May 1, 2003; March 22, 2010; and April 26, 2012** (herein referred to as "Grantee"), all of Grantor's right, title and interest in and to the following described real estate, and improvements and appurtenances thereto, situated in Shelby County, Alabama, to-wit:

**See Attached Exhibit A**


**It is the intent of the Grantor to convey any interest in the property attached hereto obtained in warranty deeds recorded in Instrument 1997-27639 (into Nancy Bealle Anderton Egan) Instrument 1997-27640 (into Brian Hayes Anderton) Instrument 1997-29645 (into Nancy Bealle Anderton Egan) Instrument 1997-29646 (into Brian Hayes Anderton) Instrument 1997-33294 (into Brian Hayes Anderton) Instrument 1997-33295 (into Nancy Bealle Anderton Egan) Instrument 1997-9184 (into Nancy Bealle Anderton Egan) Instrument 1997-9185 (into Brian Hayes Anderton)**

**The above described property does not constitute any of the homestead of the Grantor or their spouses.**

**TOGETHER WITH ALL AND SINGULAR**, the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns, forever.

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20160803000273530 2/6 \$42.00  
Shelby Cnty Judge of Probate, AL  
08/03/2016 08:25:07 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor does hereby execute this conveyance as of the 30<sup>th</sup> day of March, 2016.

Nancy Bealle Anderton Boegh  
Nancy Bealle Anderton Boegh  
Brian Hayes Anderton  
Brian Hayes Anderton

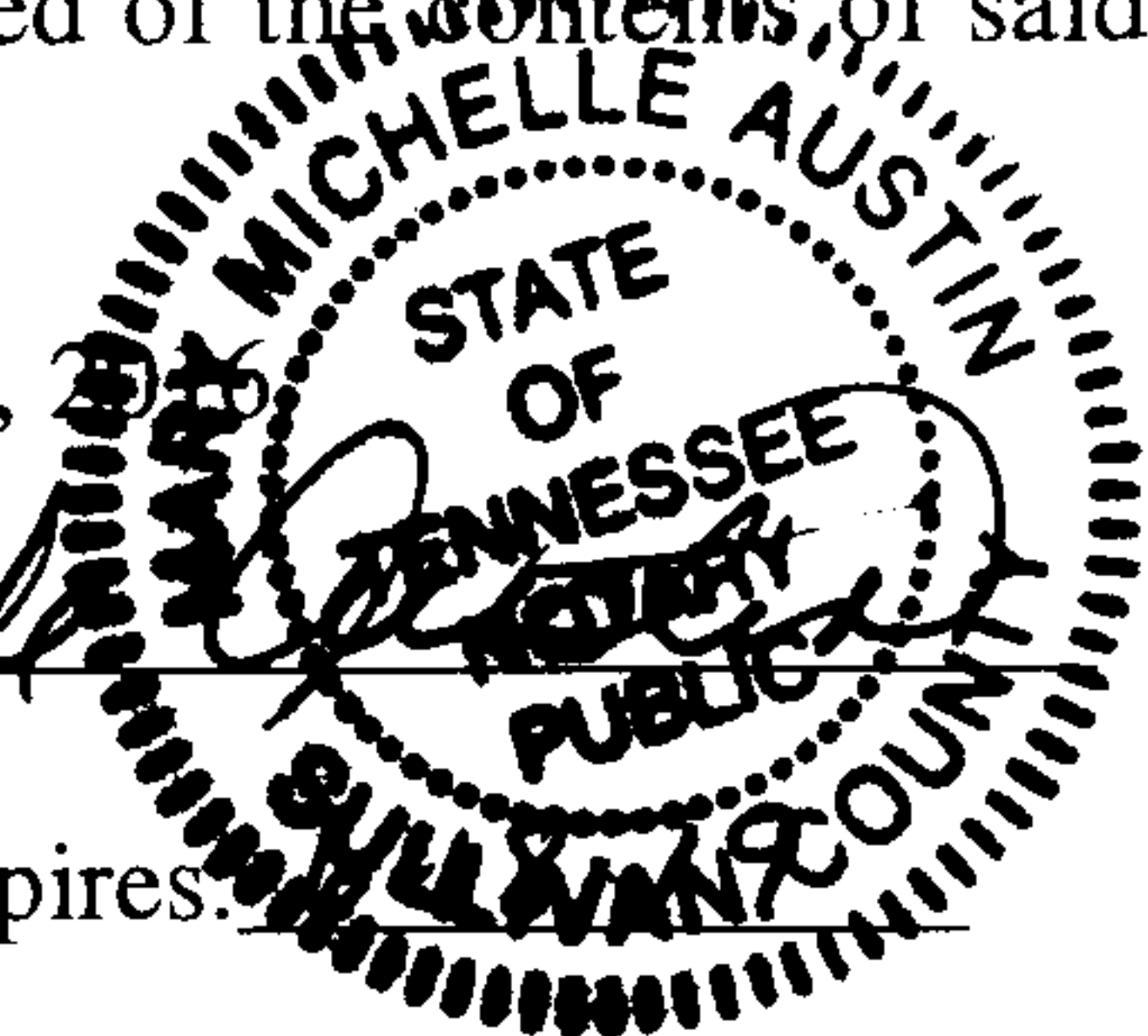
STATE OF TENNESSEE )  
Sullivan COUNTY )

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that **Nancy Bealle Anderton Boegh**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily.

Given under my hand this 30<sup>th</sup> day of March, 2016.

Michelle Austin  
Notary Public

My commission expires: \_\_\_\_\_



STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that **Brian Hayes Anderton**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily.

Given under my hand this 7<sup>th</sup> day of April, 2016.

Pamela B. Thomas  
Notary Public

My commission expires: \_\_\_\_\_


**MY COMMISSION EXPIRES 06/13/2017**



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## EXHIBIT A

  
20160803000273530 4/6 \$42.00  
Shelby Cnty Judge of Probate, AL  
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### LEASE AREA (AS SURVEYED):

A lease area being a portion of a certain tract of land described in Book 296, Page 721 as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the SW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1/2" crimp pipe found in place at the SW corner of Lot 11, Rushing Parc Sector One as recorded in Map Book 19, Page 20 in said Probate Office; thence S 89°04'02" E along the southerly line of said Rushing Parc Sector One and the northerly line of said certain tract a distance of 855.57 feet to a point; thence S 00°55'57" W leaving said line a distance of 999.21 feet to a 5/8" rebar set and the Point of Beginning; thence S 42°46'30" E a distance of 100.00 feet to a 5/8" rebar set; thence S 47°13'30" W a distance of 100.00 feet to a 5/8" rebar set; thence N 42°46'30" W a distance of 100.00 feet to a 5/8" rebar set; thence N 47°13'30" E a distance of 100.00 feet to the Point of Beginning.

Said lease area contains 0.23 acres, more or less.

### 30' INGRESS/EGRESS & UTILITY EASEMENT "A" (AS SURVEYED):

An easement being a portion of a certain tract of land described in Book 296, Page 721 as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the SW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1/2" crimp pipe found in place at the SW corner of Lot 11, Rushing Parc Sector One as recorded in Map Book 19, Page 20 in said Probate Office; thence S 89°04'02" E along the southerly line of said Rushing Parc Sector One and the northerly line of said certain tract a distance of 855.57 feet; thence S 00°55'57" W leaving said line a distance of 999.21 feet to a 5/8" rebar set; thence S 42°46'30" E a distance of 100.00 feet to a 5/8" rebar set; thence S 47°13'30" W a distance of 100.00 feet to a 5/8" rebar set; thence N 42°46'30" W a distance of 50.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet wide and lying 15 feet each side of the following described centerline; thence S 47°13'30" W a distance of 112.70 feet to a point; thence with a curve to the right having an arc length of 26.53 feet, a radius of 25.00 feet, and a chord bearing and distance of S 77°37'34" W, 25.30 feet to a point; thence N 71°58'22" W a distance of 307.46 feet to a point; thence N 67°47'42" W a distance of 85.01 feet to a point; thence N 60°45'13" W a distance of 53.72 feet to a point; thence with a curve to the left having an arc length of 28.71 feet, a radius of 20.00 feet, and a chord bearing and distance of S 78°07'03" W, 26.31 feet to a point; thence S 36°59'19" W a distance of 32.38 feet to a point; thence S 65°23'35" W a distance of 60.44 feet to a point; thence with a curve to the right having an arc length of 49.35 feet, a radius of 25.03 feet, and a chord bearing and distance of N 58°05'13" W, 41.74 feet to a point; thence N 04°12'05" W a distance of 52.20 feet to a point; thence N 01°10'13" W a distance of 107.30 feet to a point; thence N 12°38'49" E a distance of 48.26 feet to a point; thence N 02°09'26" W a distance of 114.70 feet to a point; thence N 08°42'39" W a distance of 47.18 feet to a point; thence N 01°40'32" W a distance of 144.50 feet to a point; thence N 07°37'51" W a distance of 58.98 feet to a point; thence N 12°18'23" W a distance of 106.35 feet to a point; thence N 40°40'31" W a distance of 20.10 feet to a point; thence N 27°43'39" W a distance of 34.31 feet to a point; thence N 22°12'22" W a distance of 178.22 feet to a point; thence with a curve to the right having an arc length of 54.88 feet, a radius of 160.00 feet, and a chord bearing and distance of N 12°22'49" W, 54.61 feet; thence N 02°33'16" W a distance of 142.76 feet, more or less to a point on northerly line of said certain tract and the Point of Ending.



Said easement to join lease area and northerly line of said certain tract contiguously and contains 1.28 acres, more or less.

**30' INGRESS/EGRESS & UTILITY EASEMENT "B" (AS SURVEYED):**

An easement being a portion of a certain tract of land described in Instrument No.20080205000046290 as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the NW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1/2" crimp pipe found in place at the SW corner of Lot 11, Rushing Parc Sector One as recorded in Map Book 19, Page 20 in said Probate Office; thence S 89°04'02" E along the southerly line of said Rushing Parc Sector One and the northerly line of said certain tract a distance of 855.57 feet; thence S 00°55'57" W leaving said line a distance of 999.21 feet to a 5/8" rebar set; thence S 42°46'30" E a distance of 100.00 feet to a 5/8" rebar set; thence S 47°13'30" W a distance of 100.00 feet to a 5/8" rebar set; thence N 42°46'30" W a distance of 50.00 feet to a point; thence S 47°13'30" W a distance of 112.70 feet to a point; thence with a curve to the right having an arc length of 26.53 feet, a radius of 25.00 feet, and a chord bearing and distance of S 77°37'34" W, 25.30 feet to a point; thence N 71°58'22" W a distance of 307.46 feet to a point; thence N 67°47'42" W a distance of 85.01 feet to a point; thence N 60°45'13" W a distance of 53.72 feet to a point; thence with a curve to the left having an arc length of 28.71 feet, a radius of 20.00 feet, and a chord bearing and distance of S 78°07'03" W, 26.31 feet to a point; thence S 36°59'19" W a distance of 32.38 feet to a point; thence S 65°23'35" W a distance of 60.44 feet to a point; thence with a curve to the right having an arc length of 49.35 feet, a radius of 25.03 feet, and a chord bearing and distance of N 58°05'13" W, 41.74 feet to a point; thence N 04°12'05" W a distance of 52.20 feet to a point; thence N 01°10'13" W a distance of 107.30 feet to a point; thence N 12°38'49" E a distance of 48.26 feet to a point; thence N 02°09'26" W a distance of 114.70 feet to a point; thence N 08°42'39" W a distance of 47.18 feet to a point; thence N 01°40'32" W a distance of 144.50 feet to a point; thence N 07°37'51" W a distance of 58.98 feet to a point; thence N 12°18'23" W a distance of 106.35 feet to a point; thence N 40°40'31" W a distance of 20.10 feet to a point; thence N 27°43'39" W a distance of 34.31 feet to a point; thence N 22°12'22" W a distance of 178.22 feet to a point; thence with a curve to the right having an arc length of 54.88 feet, a radius of 160.00 feet, and a chord bearing and distance of N 12°22'49" W, 54.61 feet; thence N 02°33'16" W a distance of 142.76 feet, more or less to a point on northerly line of said certain tract and the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet wide and lying 15 feet each side of the following described centerline; thence N 04°30'41" W a distance of 78.54 feet to a point; thence N 01°27'04" W a distance of 93.43 feet to a point; thence N 04°20'59" W a distance of 82.59 feet to a point; thence N 00°37'37" W a distance of 347.13 feet to the Point of Ending.

Said easement to join southerly line of said certain tract and the southeasterly right-of-way line of South Shades Crest Road contiguously and contains 0.42 acres, more or less.





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Shelby Cnty Judge of Probate, AL  
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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: <u>Nancy Bealle Anderton Boegh</u> <u>f/k/a Nancy Bealle Anderton</u> <u>Brian Hayes Anderton</u>	Grantee's Name: <u>Walter Carlos Anderton and Marian</u> <u>B. Anderton, as Co-Trustees of the Anderton</u> <u>Family Trust created by Declarations of Trust</u> <u>Dated January 30, 1976 and amended May 1,</u> <u>2003; March 22, 2010; and April 26, 2012</u>
Address: <u>1677 Shades Point Drive</u> <u>Hoover, Alabama 35244</u>	Address: <u>3889 South Shades Crest Road</u> <u>Hoover, Alabama 35244</u>
Property Address: <u>1.93 acres of undeveloped land</u> <u>Located on South Shades Crest</u> <u>Road</u>	Date of Sale: <u>March 30, 2016</u>
	Total Purchase Price \$ _____ Or Actual Value \$ _____ Or Assessor's Market Value \$ <u>11,580.00</u>

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 ☐ Closing Statement  
☐ Sales Contract ☒ Other ☐ Tax Assessment

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 § 40-22-2 (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 § 40-22-2 (h).

Date: <u>7-24</u> 2016	Print: <u>Walter Carlos Anderton, as Co-Trustee of the Anderton Family Trust</u>
<input type="checkbox"/> Unattested	Sign: <u>Walter Carlos Anderton</u> (verified by) (Grantor/Grantee/Owner/Agent) circle one