

Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To:

Joseph Properties LLC

290 Joseph Drive  
Columbiana, AL 35051

## QUIT CLAIM DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of **Five Thousand Dollars and No Cents (\$5,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Shirley R. Joseph, a married woman**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Joseph Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Property may be subject to taxes for 2016 and subsequent years, all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or her souse.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 25 day of October, 2016.

\*Shirley R. Joseph

State of Alabama

County of Shelby

I, Susan Diane Barringer, a Notary Public in and for said County, in said State, hereby certify that Shirley R. Joseph, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 25 day of October, 2016.

Susan Diane Barringer  
Notary Public, State of Alabama  
Susan Diane Barringer  
Printed Name of Notary  
My Commission Expires: April 10, 2019

20161102000402560 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/02/2016 12:08:00 PM FILED/CERT

Shelby County, AL 11/02/2016  
State of Alabama  
Deed Tax: \$5.00

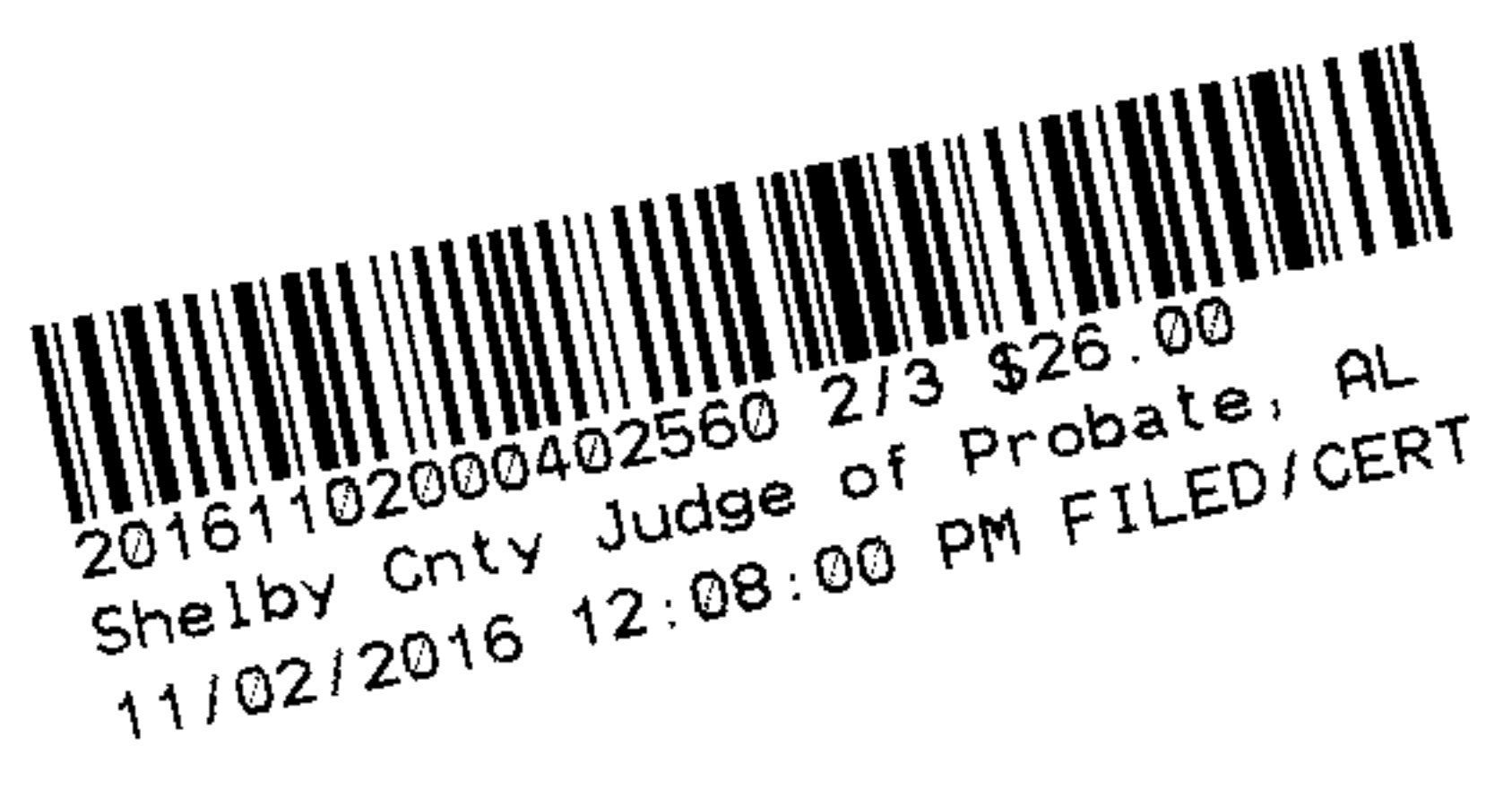
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 45 minutes 36 seconds East, a distance of 317.38 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 337.68 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 258.02 feet; thence South 00 degrees 45 minutes 36 seconds West, a distance of 337.68 feet; thence South 89 degrees 58 minutes 41 seconds East, a distance of 258.02 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

ALSO AND INCLUDING a 12' ingress/egress, utility and drainage easement, lying 6' either side of and parallel to the following described centerline;

Commence at the SE corner of the NW 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 45 minutes 36 seconds East, a distance of 655.06 feet; thence North 89 degrees 58 minutes 41 seconds West, a distance of 258.02 feet; thence South 00 degrees 45 minutes 36 seconds West, a distance of 6.00 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence North 89 degrees 58 minutes 41 seconds West, a distance of 504.96 feet to the easterly R.O.W. line of Shelby County Highway 47, 80' R.O.W. and the POINT OF ENDING OF SAID CENTERLINE.

ALSO KNOWN AS Lot 3, according to the survey of Pratt Joseph Family Subdivision, recorded in Map Book 44, Page 130, in the Probate Office of Shelby County, Alabama.





Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

Shirley R. Joseph

162 Crestview Ln

Centerville, AL 35042

Grantee's Name

Mailing Address

Joseph Properties

290 Joseph Drive

Columbiana, AL 35051

Property Address

Columbiana, AL

Date of Sale

10/25/16

Total Purchase Price \$

Or

Actual Value \$

Or

Assessors Market Value \$

5,000.00

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

tax value

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

10/25/16

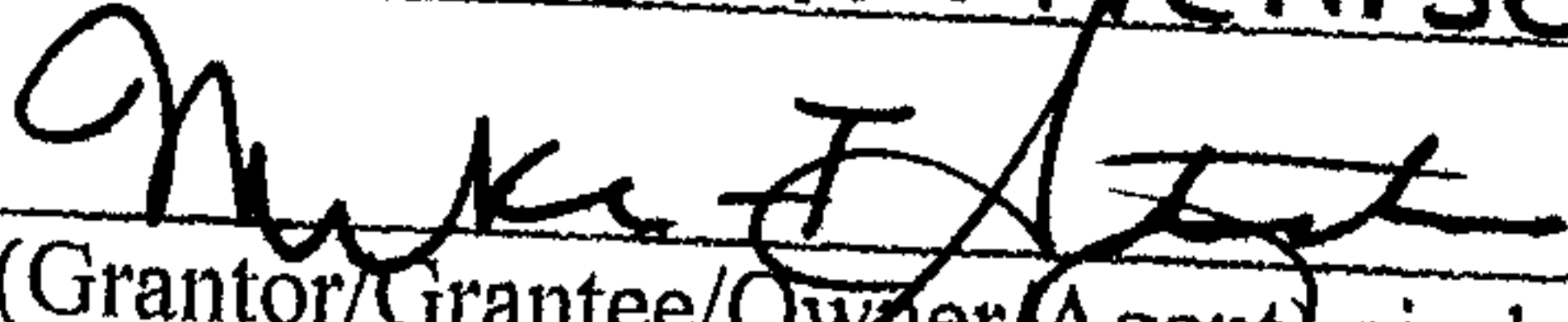
Unattested

(verified by)


Print

Mike T. Atchison

Sign



(Grantor/Grantee/Owner/Agent) circle one



20161102000402560 3/3 \$26.00

Shelby Cnty Judge of Probate, AL

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