

THIS INSTRUMENT PREPARED BY:

JESTER & HOLMES
Attorneys at Law
117 Mobile Plaza
Florence, AL 35630

(No representation regarding any title
matter has been requested of this office
or given by it.)

Description furnished by Grantor

STATE OF ALABAMA)
)
SHELBY COUNTY)

20161114000418230
11/14/2016 11:46:02 AM
QCDEED 1/4

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN
AND NO/100 DOLLARS (\$10.00), cash in hand paid to the undersigned, JAMIE D. HOOD,
(a/k/a Jamie Douglas Hood and Jamie Hood), a single man (hereinafter called Grantor), the
receipt of which is hereby acknowledged, the undersigned does hereby remise, release, quit
claim, grant, sell and convey to TAMMY L. MANLEY, (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:

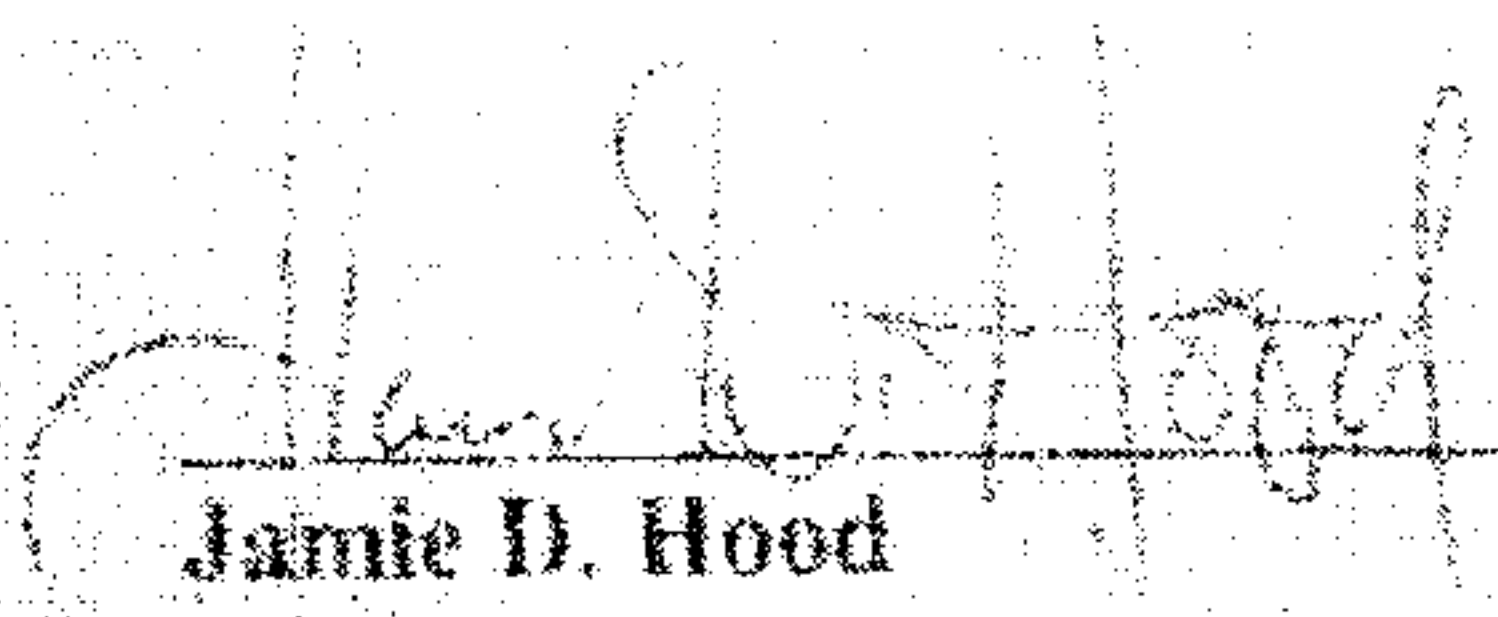
SEE EXHIBIT "A" ATTACHED HERETO AND MADE
A PART HEREOF.

Together with the appurtenances thereto belonging.

The within conveyance is made subject to any and all restrictive
covenants, easements, set-back lines and/or zoning ordinances, if any,
shown of record or otherwise, to be applicable to the above-described
property.

TO HAVE AND TO HOLD, unto the said Grantee, her heirs, successors and assigns
forever.

Given under my hand and seal this the 11th day of March, 2015.

 (SEAL)
Jamie D. Hood
(a/k/a Jamie Douglas Hood and Jamie
Hood)

STATE OF ALABAMA)
LAUDERDALE COUNTY)

I, the undersigned authority, a Notary Public in and for the State and County aforesaid, hereby certify that Jamie D. Hood (a/k/a Jamie Douglas Hood and Jamie Hood), 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 this the 11th day of March, 2015.

Wendy Lee Hagg

Notary Public

My Commission Expires: 11/9/17

COMMENCE AT THE NORTHWEST CORNER OF THE WEST ONE HALF (W ½) OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE S 89 DEG 30' 59" E ALONG THE NORTH LINE OF SAID HALF QUARTER-QUARTER A DISTANCE OF 725.00 FEET TO A POINT; THENCE RUN S 15 DEG 29' 01" W A DISTANCE OF 439.10 FEET TO A FOUND OLD IRON CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN S 89 DEG 31' 01" W A DISTANCE OF 133.56 FEET TO A FOUND OLD IRON CORNER ON THE EAST MARGIN OF JONES ROAD; THENCE RUN N 22 DEG 22' 57" E CROSSING JONES ROAD A DISTANCE OF 243.81 FEET TO A FOUND REBAR CORNER ON THE SAME SAID EAST MARGIN OF SAME SAID JONES ROAD; THENCE RUN S 10 DEG 17' 18" E A DISTANCE OF 227.98 FEET TO THE POINT OF BEGINNING, CONTAINING 15,002 SQUARE FEET, MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON AN IRON PIPE (FOUND) AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. SAID IRON PIPE BEING THE POINT OF COMMENCEMENT; THENCE RUN S 88°52'17" E ALONG THE NORTH BOUNDARY LINE OF SAID FRACTIONAL SECTION 27 FOR A DISTANCE OF 725.00 FEET; THENCE RUN S15°15'40" W FOR A DISTANCE OF 209.13 FEET TO AN IRON PIPE (FOUND), SAID IRON PIPE BEING THE POINT OF BEGINNING; THENCE RUN S 17°11'02" W FOR A DISTANCE OF 227.88 FEET TO AN IRON PIPE (FOUND) AND A FENCE CORNER; THENCE RUN N63°08'35" W ALONG A FENCE LINE FOR A DISTANCE OF 133.33 FEET TO AN IRON PIPE (FOUND) ON THE EAST SIDE OF JONES ROAD (HAVING A PRESCRIPTIVE RIGHT-OF-WAY); THENCE RUN N49°47'25" E FOR A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNING. SAID PARCELL LYING IN THE WEST HALF OF FRACTIONAL SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND CONTAINING .34 ACRES MORE OR LESS.

Less and except any road right of ways of record.
Grantor does not assume any liability for unpaid taxes

Parcel # 17/8/27/0/001/004

\$2.00

Real Estate Sales Validation Form

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

Grantor's Name Jamie D Hood
 Mailing Address 1245 Co Rd 147
Town Creek, AL 35672

Grantee's Name Tammy Yarbrough
 Mailing Address FLKIA Tammy Manley
1245 Co Rd 147
Town Creek AL 35672

Property Address 228 Jones Road
35115

Date of Sale 3/11/15
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 45440 ÷ 2 = 22720

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 Divorce Settlement - Husband
conveyed his interest

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 11/11/16

Unattested

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



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/14/2016 11:46:02 AM
 \$47.00 CHERRY
 20161114000418230

(verified by)

[Signature]

Form RT-1