

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Cassy L. Bingham Dailey
Attorney at Law
3156 Pelham (205) 445-1619
Pelham, AL 35124

Send Tax Notice to:
(Name) Janet W. Seaman
(Address) P.O. Box 279
Wilton, AL 35187

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

20161221000465120
12/21/2016 08:01:01 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Janet W. Seaman, an unmarried woman, Suzanne Dailey Edwards and Cody Adam Edwards, wife and husband**, the “Grantors” herein, in hand paid by **Janet W. Seaman**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

SEE “EXHIBIT A” HERETO ATTACHED FOR LEGAL DESCRIPTION

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said Janet W. Seaman and Grantee’s heirs and assigns forever.
Given under my hand and seal this 18th day of December, 2016.

Janet W. Seaman
Janet W. Seaman
Suzanne Dailey Edwards
Suzanne Dailey Edwards
Cody Adam Edwards
Cody Adam Edwards

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Janet W. Seaman, Suzanne Dailey Edwards, and Cody Adam Edwards, who 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 that same bears date.

Given under my hand and official seal on the 18th day of December, 2016.
Cassy L. Dailey
Notary Public
Commission Expires: 6/4/18

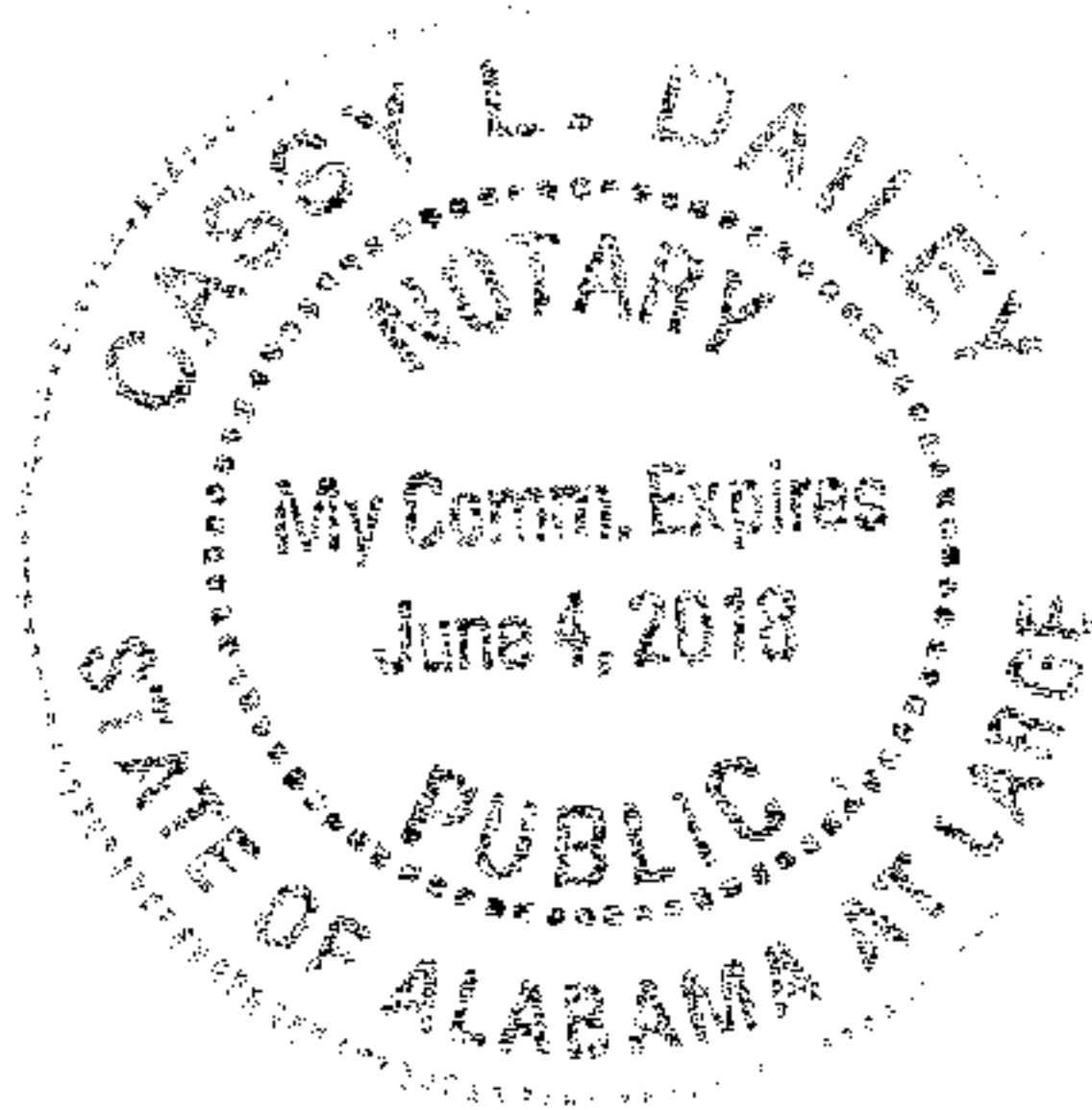


EXHIBIT "A"

From a concrete post marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4, Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, run along the West 1/4-1/4 section line North 01 degrees, 52 minutes, 46 seconds West for 900.49 feet; thence run North 88 degrees, 27 minutes, 21 seconds East for 2.70 feet to the Northerly right of way line of County Road 8; thence run along said Road line North 50 degrees, 49 minutes, 47 seconds East for 128.66 feet to the beginning point; thence run North 19 degrees, 17 minutes, 11 seconds West for 350.93 feet; thence run North 01 degrees, 53 minutes, 05 seconds East for 6.50 feet; thence run North 88 degrees, 07 minutes, 14 seconds East for 63.24 feet; thence run South 32 degrees, 26 minutes, 28 seconds East 298.44 feet to the North right of way line of County Road 8; thence run along said road line South 50 degrees, 49 minutes, 47 seconds West for 144.64 feet, back to the beginning point. Less and except any part of subject property lying within a road right of way. All being situated in Shelby County, Alabama.

Grantor's Name	Janet W. Seaman Suzanne Dailey Edwards Cody Adam Edwards	Grantee's Name	Janet W. Seaman
Mailing Address	P.O. Box 279 Wilton Alabama 35187	Mailing Address	P.O. Box 279 Wilton Alabama 35187
Property Address	777 Highway 8 Montevallo Alabama 35115	Date of Sale	December 21, 2016
		Total Purchase Price	\$85,000.00 (1/2 Interest)
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Vesting Deed</u>
<input type="checkbox"/> 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	<u>12/18/2016</u>	Print	<u>Cassy L. Dailey</u>
<input type="checkbox"/> Unattested	_____	Sign	<u>Cassy L. Dailey</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/21/2016 08:01:01 AM
\$107.00 DEBBIE
20161221000465120

[Signature]