

QUITCLAIM DEED

20170125000030330 1/2 \$155.00
Shelby Cnty Judge of Probate, AL
01/25/2017 02:00:27 PM FILED/CERT

SEND TAX NOTICE TO:
David Randall
404 Rustic Woods
Columbiana, Alabama 35051

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

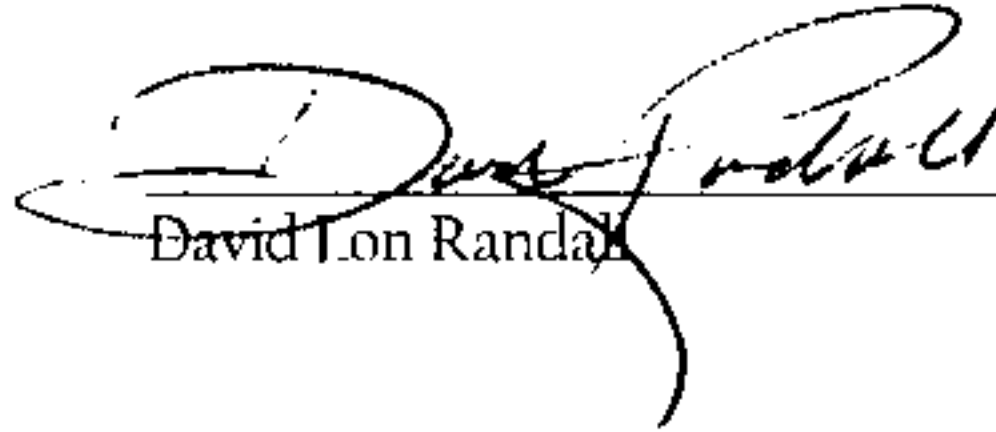
That in consideration of Ten Dollars (10.00), to the undersigned GRANTOR (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, David Lon Randall, an unmarried man, and Lori Ann Randall, an unmarried woman, (herein referred to as GRANTORS, whether one or more) quitclaim, grant, bargain, sell and convey unto David Lon Randall (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 4 – Commencing at a railroad iron found at the SW corner of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 0 degrees 15 minutes 41 seconds East a distance of 652.61 feet to a capped rebar set, which is the point of beginning; thence continue North 0 degrees 15 minutes 41 seconds East a distance of 657.70 feet to a capped rebar set; thence South 89 degrees 9 minutes 46 seconds East a distance of 1323.01 feet to a capped rebar set; thence South 0 degrees 0 minutes 19 seconds East a distance of 657.74 feet to a capped rebar set; thence North 89 degrees 9 minutes 46 seconds West a distance of 1326.07 feet to the point and place of beginning. Together with non-exclusive 30-foot easement for ingress, egress and utilities, being more particularly described as follows: Beginning at a railroad iron found at the SW corner of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 0 degrees 15 minutes 41 seconds East a distance of 652.61 feet to a capped rebar set; thence South 89 degrees 09 minutes 46 seconds East a distance of 1288.84 to the centerline of and the point and place of beginning of a described centerline of a 30-foot ingress/egress easement; thence North 0 degrees 07 minutes 29 seconds West a distance of 685.12 feet to a point; thence North 01 degree 15 minutes 29 seconds East a distance of 618.92 feet to a point; thence following the curvature thereof an arc distance of 93.90 feet to a point (said arc having a chord bearing of North 48 degrees 15 minutes 57 seconds East, a clockwise direction, a chord distance of 83.71 feet and a radius of 57.22 feet); thence South 84 degrees 16 minutes 26 seconds East a distance of 344.06 feet to a point; thence North 87 degrees 46 minutes 33 seconds East a distance of 534.92 feet; thence following the curvature thereof an arc distance of 177.40 feet to a point (said arc having a chord bearing of North 58 degrees 59 minutes 40 seconds East, a counterclockwise direction, a chord distance of 170.03 feet and a radius of 176.57 feet); thence North 27 degrees 05 minutes 18 seconds East a distance of 170.09 feet to a point; thence following the curvature thereof an arc distance of 113.08 feet to a point (said arc having a chord bearing of North 58 degrees 32 minutes 39 seconds East, a clockwise direction, a chord distance of 107.48 feet and a radius of 102.98 feet); thence North 90 degrees 00 minutes 00 seconds East a distance of 40.02 feet to the West right of way of Hughes Road (60-foot right of way) and end of said easement. According to the survey of Robert F. Weimorts, Jr., RLS#23008, dated September 29, 2006.

This conveyance is given pursuant to the Final Judgment of Divorce dated the 9th day of January, 2017, case number DR-2016-900777.00, Judge Corey B. Moore, Circuit Judge.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in any way appointing, and all the estate, right, title, interest, lien, equity and claim whatsoever of said Grantor, either in law or in equity to the same Grantor forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 11th day of January, 2017.

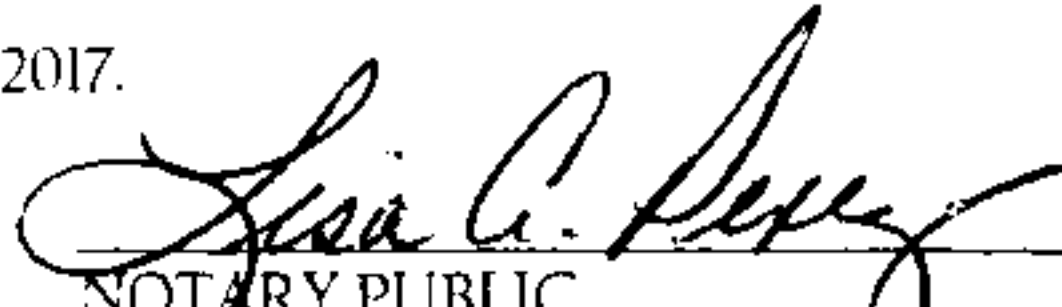

 (Seal)
David Lon Randall

STATE OF ALABAMA)
Jefferson COUNTY)

I, Lisa A. Perez, a Notary Public in and for said County, in said State, hereby certify that David L. Randall, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2017.


Shelby County, AL 01/25/2017
State of Alabama
Deed Tax: \$137.00


NOTARY PUBLIC
My commission expires: 05/05/2018
 (Seal)
Lori Ann Randall

STATE OF ALABAMA)
Jefferson COUNTY)

I, Lisa A. Perez, a Notary Public in and for said County, in said State, hereby certify that Lori Ann Randall, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2017.


NOTARY PUBLIC
My commission expires: 05/05/2018

This Instrument Prepared By:
Boyd, Fernambucq & Dunn
3500 Blue Lake Drive – Suite 220
Birmingham, Alabama 35243

Without Title Examination

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>Lori Ann Randall</u>	Grantee's Name	<u>Davie Lon Randall</u>
Mailing Address	<u>404 rustic Woods</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>404 Rustic Woods</u> <u>Columbiana AL 35051</u>
Property Address	<u>404 Rustic Woods</u> <u>Columbiana AL 35041</u>	Date of Sale	<u>January 18, 2017</u>
		Total Purchase Price	<u>\$</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$ 274,000.00</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
☐ Sales Contract ☒ Other 1/2 interest. Already own Divorce case #DR-2016-900777.0

☐ 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: January 18 , 2017

☐ Unattested

(verified by)

Print

Sign: 
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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