

17-101

This instrument prepared by:

Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard, Suite 107-122
Birmingham, AL 35242

Send Tax Notice to:
Korie Marie Whitfield
1235 1st Avenue West
Alabaster, AL 35007

1/2 value = 74,150.00

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of **One Hundred Forty-Eight Thousand Three Hundred and 00/100 Dollars (\$148,300.00)**, as can be verified by the county tax assessor's market value of the property, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Summer Nicole Foster**, a married woman, and **Korie Marie Whitfield**, a single woman, hereby remises, releases, quit claims, grants, sells and conveys to **Korie Marie Whitfield**, (hereinafter called Grantee), all her rights, title, interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 34; thence run West along the South section line 320.35 feet; thence run North 03 degrees 20 minutes 36 seconds East 124.62 feet to the point of beginning; thence continue last course 268.41 feet to the Southwesterly right of way of Helena-Alabaster Road; thence run North 51 degrees 37 minutes 29 seconds West along said right of way 42.14 feet; thence run North 49 degrees 56 minutes 53 seconds West along said right of way 46.51 feet to the centerline of 73rd Street; thence run South 35 degrees 07 minutes 12 seconds West along said centerline 48.09 feet to the point of a curve to the right, said curve having a central angle of 21 degrees 27 minutes 48 seconds and a radius of 105.53 feet; thence run along the arc of said curve 39.53 feet to the point of tangent of said curve; thence run South 56 degrees 34 minutes 59 seconds West along said centerline 55.93 feet to the intersection of the centerline of Allen Street; thence run South 12 degrees 57 minutes 55 seconds West along the centerline of Allen Street 54.73 feet; thence run South 03 degrees 20 minutes 39 seconds East along said centerline of Allen Street 114.03 feet; thence run South 18 degrees 58 minutes 40 seconds West along said centerline of Allen Street 34.51 feet; thence run South 06 degrees 34 minutes 57 seconds West a distance of 23.41 feet to an iron pin on the Southeasterly side of Allen Street; thence run South 88 degrees 49 minutes 51 seconds East 175.91 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to Easements, Exceptions, Reservations, Encumbrances, Liens, Right of Ways and Restrictions of Record or visible on said property.

Shelby County, AL 02/10/2017
State of Alabama
Deed Tax: \$74.50

20170210000050920 1/3 \$95.50
Shelby Cnty Judge of Probate, AL
02/10/2017 12:16:05 PM FILED/CERT

Grantor Summer Nicole Foster and Korie Marie Whitfield are the surviving grantees of that certain deed recorded in Instrument Number 20120228000070310; the other grantee, Annie Whitfield having died on June 25, 2015.

Grantor Korie Marie Whitfield is one and the same as Korie M. Whitfield

The property conveyed herein is not the homestead of Grantor Summer Nicole Foster nor the homestead of her spouse.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hand and seal, this 6th day of February, 2017.

Korie Marie Whitfield

Korie Marie Whitfield

Summer Nicole Foster

Summer Nicole Foster

STATE OF ALABAMA
SHELBY COUNTY

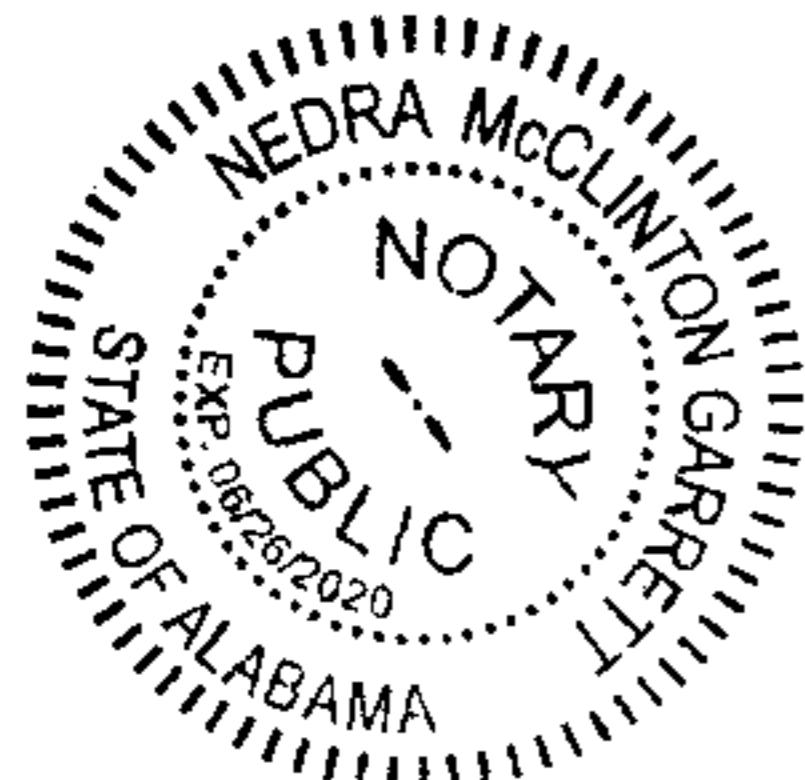
I, the undersigned authority, a notary in and for said County, in said State, hereby certify that **Korie Marie Whitfield**, a single woman, and Summer Nicole Foster, a married woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February, 2017.

Nedra McClinton Garner

NOTARY PUBLIC

My commission expires: 6/26/20



20170210000050920 2/3 \$95.50
Shelby Cnty Judge of Probate, AL
02/10/2017 12:16:05 PM FILED/CERT

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

Korie Whitfield
1235 1st Avenue (u)
Alabaster, AL 35007

Grantee's Name
Mailing Address

Korie Whitfield
1235 1st Ave W
Alabaster, AL 35007

Property Address

1235 1st Ave W
Alabaster, AL 35007

Date of Sale 2-6-17

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 1/2 = 74,150 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



20170210000050920 3/3 \$95.50
Shelby Cnty Judge of Probate, AL
02/10/2017 12:16:05 PM FILED/CERT

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 2/10/17

Unattested

(verified by)

Print Nedra M Garrett
Sign Nedra M Garrett
(Grantor/Grantee/Owner/Agent) circle one