

This instrument prepared by:

Cherokee Wooley
Law Offices of Thomas J. Skinner, IV, LLC
2164 11th Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:

Wolfgang Scherzer
167 Twin Oaks Lane
Vincent, AL 35178

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

In reference to Affidavit recorded at Instrument No. 20060912000449740

WHEREAS, Curtis Harwell has previously claimed an access easement over certain real property located in Shelby County, Alabama with a street address of 167 Twin Oaks Lane, Vincent, Alabama 35178 (hereinafter, the "Subject Property"), pursuant to an Affidavit dated August 7, 2006, and recorded on September 12, 2006 in the Office of the Judge of Probate of Shelby County, Alabama at Instrument No. 20060912000449740; and

WHEREAS, the successors in interest to the alleged access easement are Robert L. Harwell and Gwen S. Harwell, pursuant to that certain Warranty Deed dated August 4, 2012, and recorded on September 17, 2012 in the Office of the Judge of Probate of Shelby County, Alabama at Instrument No. 20120917000351800, and Rodney L. Greene and Shirl L. Greene, pursuant to that certain Warranty Deed dated August 4, 2012, and recorded on September 17, 2012 in the Office of the Judge of Probate of Shelby County, Alabama at Instrument No. 20120917000351820;

WHEREAS, the undersigned Grantors do hereby acknowledge that the Subject Property is owned in fee simple by Wolfgang Scherzer and Leigh W. Kent-Scherzer pursuant to that certain Warranty Deed executed on February 14, 2013, and recorded on February 18, 2013 in the Office of the Probate Judge of Shelby County, Alabama at Instrument No. 20130218000067320, and the Grantors intend by this Quitclaim Deed to forever withdraw and disclaim any interest in the Subject Property.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of **Ten and 00/100 Dollars (\$10.00)**, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantors Robert L. Harwell and Gwen S. Harwell, husband and wife, and Rodney L. Greene and Shirl L. Greene, husband and wife (hereinafter called "Grantors"), do hereby remise, release, quitclaim, grant, sell, and convey unto Wolfgang Scherzer and Leigh W. Kent-Scherzer, their heirs or assigns (hereinafter called "Grantees") all their right, title, interest and claim, including, without limitation, any claim of easement, access over, ingress and egress to and from, adverse possession, prescription right, right of way, license or other rights, in and to, the following described real estate situated in Shelby County, Alabama, to-wit:




20170224000066030 1/8 \$37.00
Shelby Cnty Judge of Probate, AL
02/24/2017 03:05:51 PM FILED/CERT

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD unto said Grantees, their heirs or assigns forever.

The Grantors do hereby certify that the above-described property is not their homestead.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the
17th day of Feb, 2017.


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Shelby Cnty Judge of Probate, AL
02/24/2017 03:05:51 PM FILED/CERT

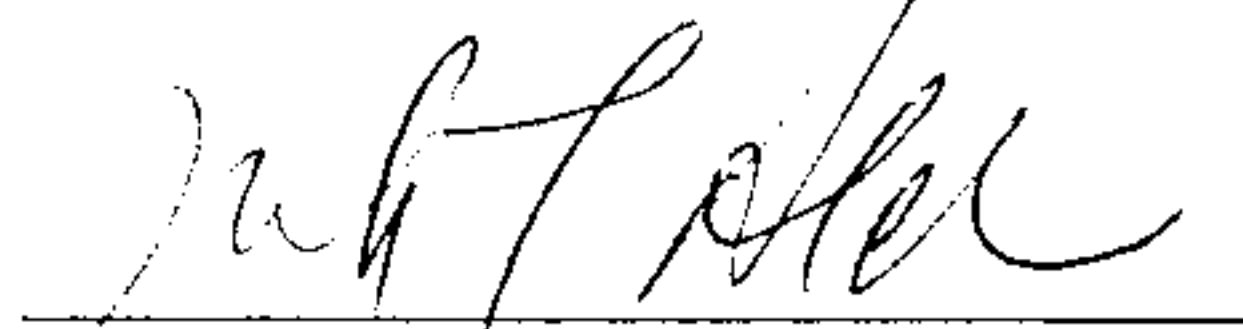

Robert L. Harwell

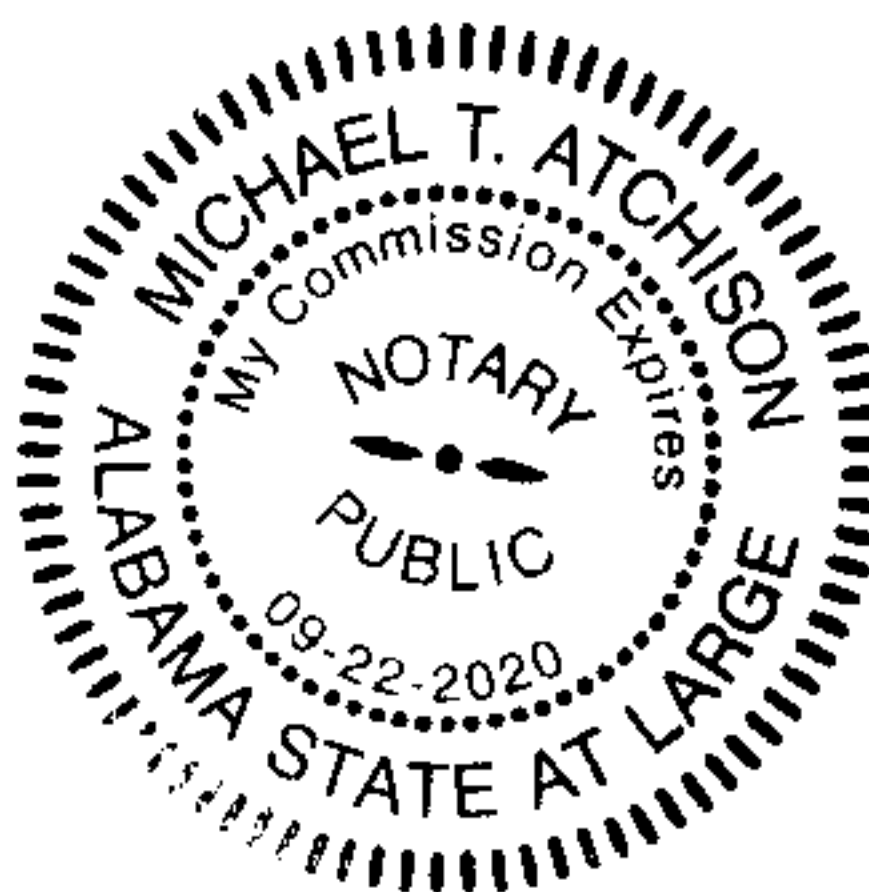
STATE OF ALABAMA)
Shelby COUNTY)


I, the undersigned, hereby certify that **Robert L. Harwell**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 17th day of Feb, 2017.

[SEAL]


Notary Public
My commission expires: 9-22-20




20170224000066030 3/8 \$37.00
Shelby Cnty Judge of Probate, AL
02/24/2017 03:05:51 PM FILED/CERT

Gwen S. Harwell
Gwen S. Harwell

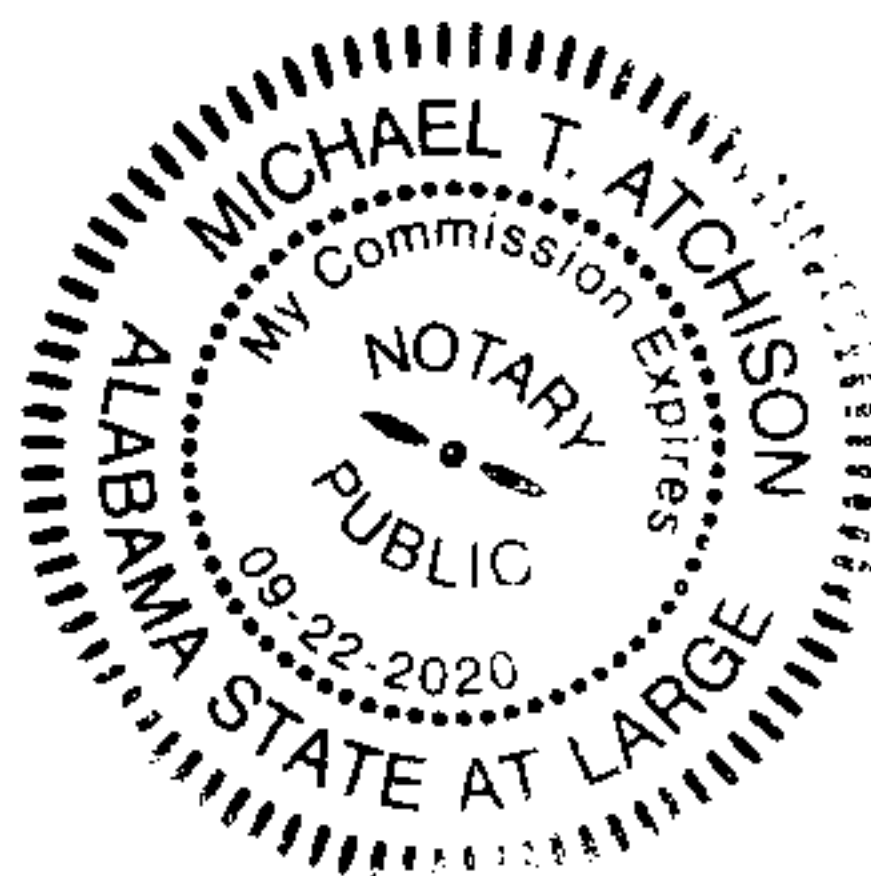
STATE OF ALABAMA)
Shelby COUNTY)


I, the undersigned, hereby certify that **Gwen S. Harwell**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 17th day of Feb, 2017.

[SEAL]

[Signature]
Notary Public
My commission expires: 9-22-20




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Shelby Cnty Judge of Probate, AL
02/24/2017 03:05:51 PM FILED/CERT

Shirl L. Greene
Shirl L. Greene

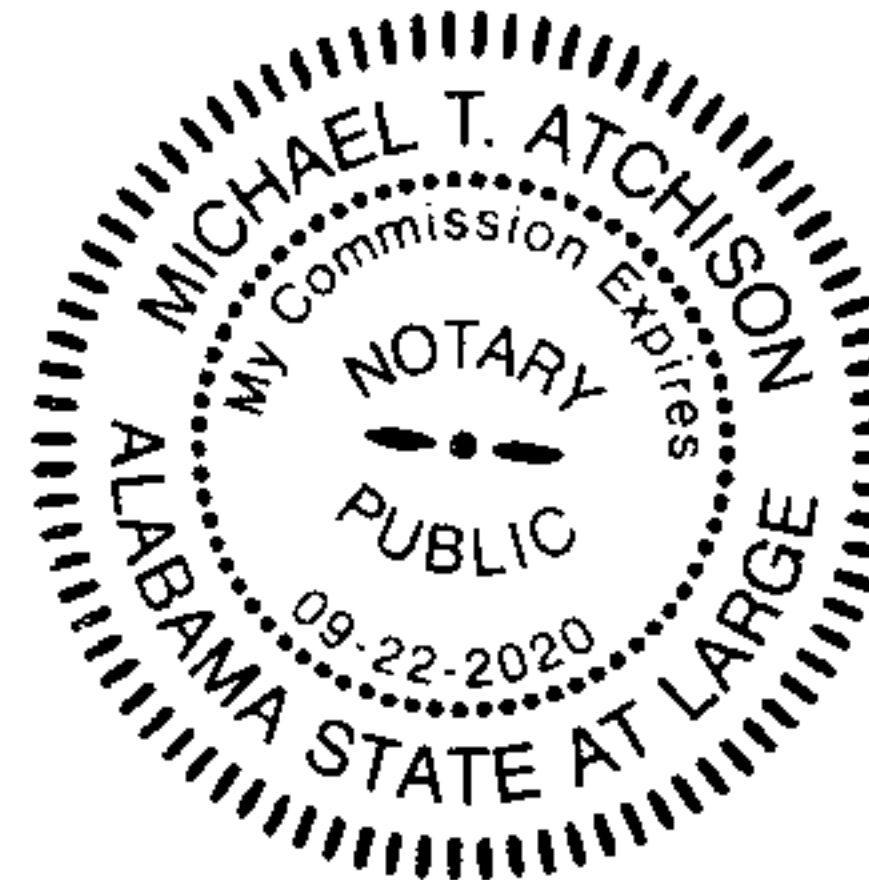
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, hereby certify that **Shirl L. Greene**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 17th day of Feb, 2017.

[SEAL]

[Signature]
Notary Public
My commission expires: 9-22-20



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Rodney L. Greene
Rodney L. Greene

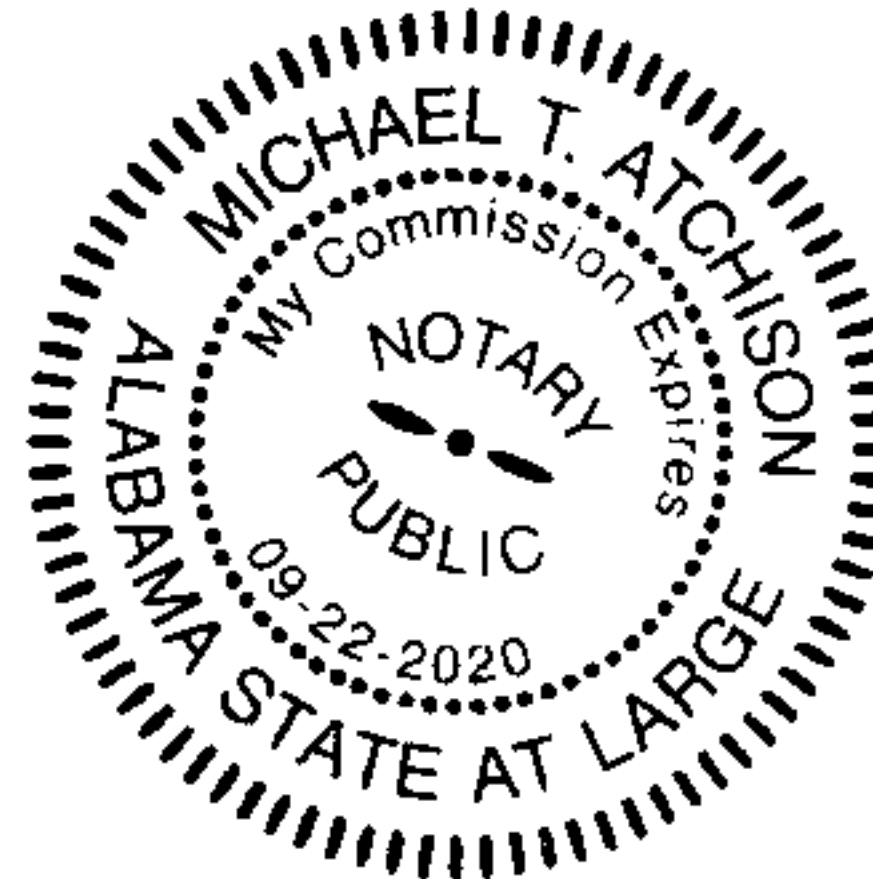
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, hereby certify that **Rodney L. Greene**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 17th day of Feb, 2017.

[SEAL]

Michael T. Atchison
Notary Public
My commission expires: 9-22-20




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EXHIBIT A

A tract of land located in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 of Section 9, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Northwest corner of the SE 1/4 of Section 9, Township 19 South, Range 2 East; thence run South 2 degrees 38 minutes 58 seconds West a distance of 711.96 feet to a point; thence run South 84 degrees 21 minutes 19 seconds East 1824.96 feet to a point on a fence line; thence run North 11 degrees 42 minutes West 808.03 feet to a point; thence run North 86 degrees 29 minutes 08 seconds West a distance of 1,622.42 feet to the point of beginning.

ALSO, all that part of the NE 1/4 of the SE 1/4, Section 9, Township 19 South, Range 2 East lying East of the above described property and West of a barbed wire fence lying immediately East of said property.

Situated in Shelby County, Alabama.


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Real Estate Sales Validation Form

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

Grantor's Name Robert L. Harwell
 Mailing Address Gwen S. Harwell
607 Spring Dr
Sylacauga, AL 35150

Grantee's Name Wolfgang Scherzer
 Mailing Address Lugh E. Kent Scherzer
167 Tuley Oaks
Vincent AL 35178

Property Address _____
Vincent AL 35178

Date of Sale February 17, 2017
 Total Purchase Price \$ _____
 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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other to clear title
☐ 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 2-17-17

Print Robert L. Harwell

Unattested

Sign

Robert L. Harwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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 Shelby Cnty Judge of Probate, AL
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