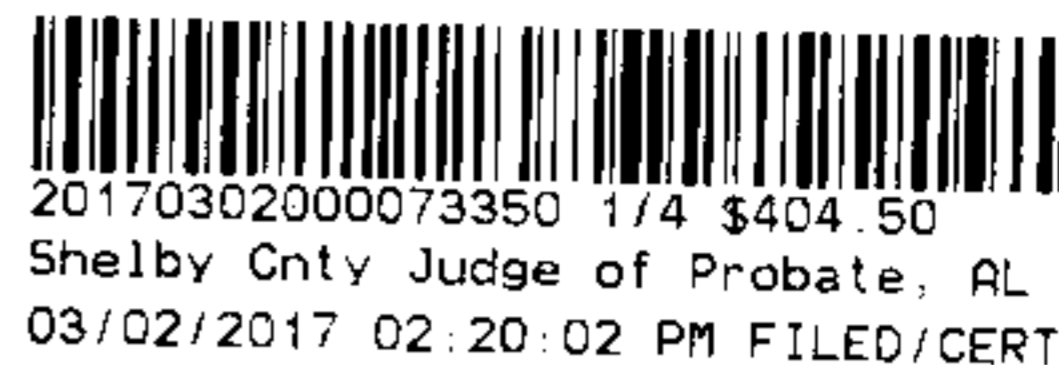


This Instrument Prepared by:

Cherie B. Miner
644 Shoal Ridge Drive
Leeds, AL 35094
(205) 478-6800



Mail Recorded Deed and

Tax Statements to:

Miner Trust
644 Shoal Ridge Drive
Leeds, AL 35094

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS: That Grantor, **Cherie B. Miner**, whose address is 644 Shoal Ridge Drive, Leeds, AL 35094, **QUITCLAIM(S)** to Grantee, **Cherie B. Miner, as Trustee or the Successor Trustees under Miner Trust, Dated 1/30, 2017**, whose address is 644 Shoal Ridge Drive, Leeds, AL 35094.

Property Address: **644 Shoal Ridge Drive, Leeds, AL 35094**

Parcel Number: _____

WITNESSETH: That for no consideration, and in order to change the form of holding title, Grantor does now hereby remise, release and forever **QUITCLAIM** any and all interest she may have in said real property, situated in the County of Shelby, in the State of Alabama, **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature;

the following described real estate situated in Shelby County, Alabama to-wit:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 3, TWP 18 SOUTH, RANGE I EAST; THENCE RUN S 2-26'23"

W ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 1325.15' TO THE SE CORNER THEREOF; THENCE RUN N 48-05'52" W FOR 1547.84' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 150.01'; THENCE RUN S 70-31'14" W FOR 150.01'; THENCE RUN S 78-47'19" E FOR 257.99' TO THE POINT OF BEGINNING.

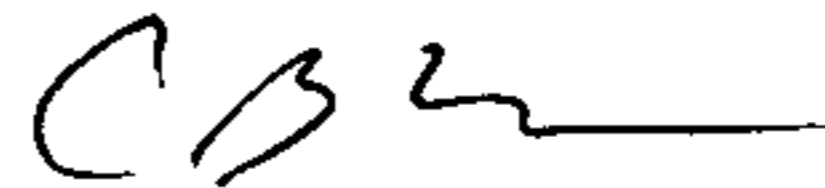
Subject to: Easements, Restrictions, and Rights of Way of Record. Advalorem taxes for the current year and subsequent years.

Prior instrument reference: Warranty Deed recorded September 24, 2009 as Document Number 20090924000364330, Judge of Probate, Shelby County, Alabama.

Scrivener and Grantor herein have prepared this deed and have performed no title search.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the 30 day of Jan, 2017.



Cherie B. Miner



20170302000073350 2/4 \$404.50
Shelby Cnty Judge of Probate, AL
03/02/2017 02:20:02 PM FILED/CERT

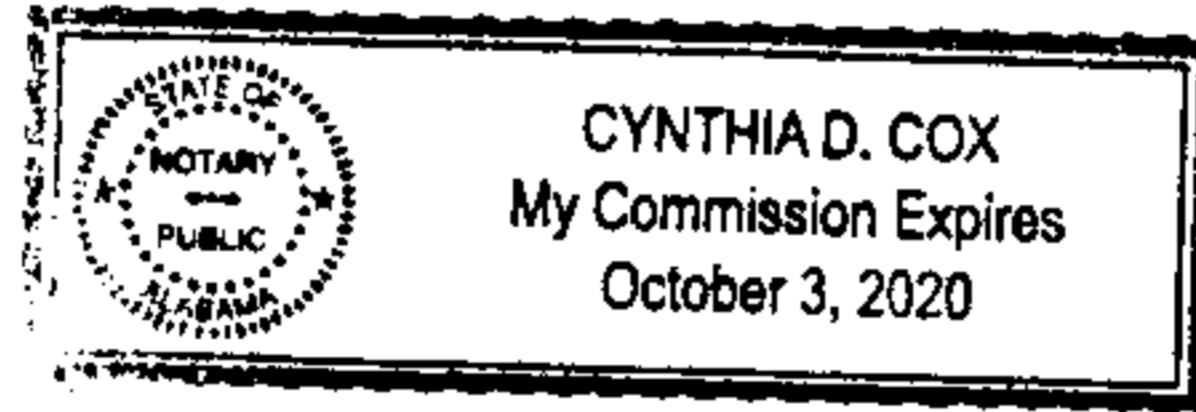
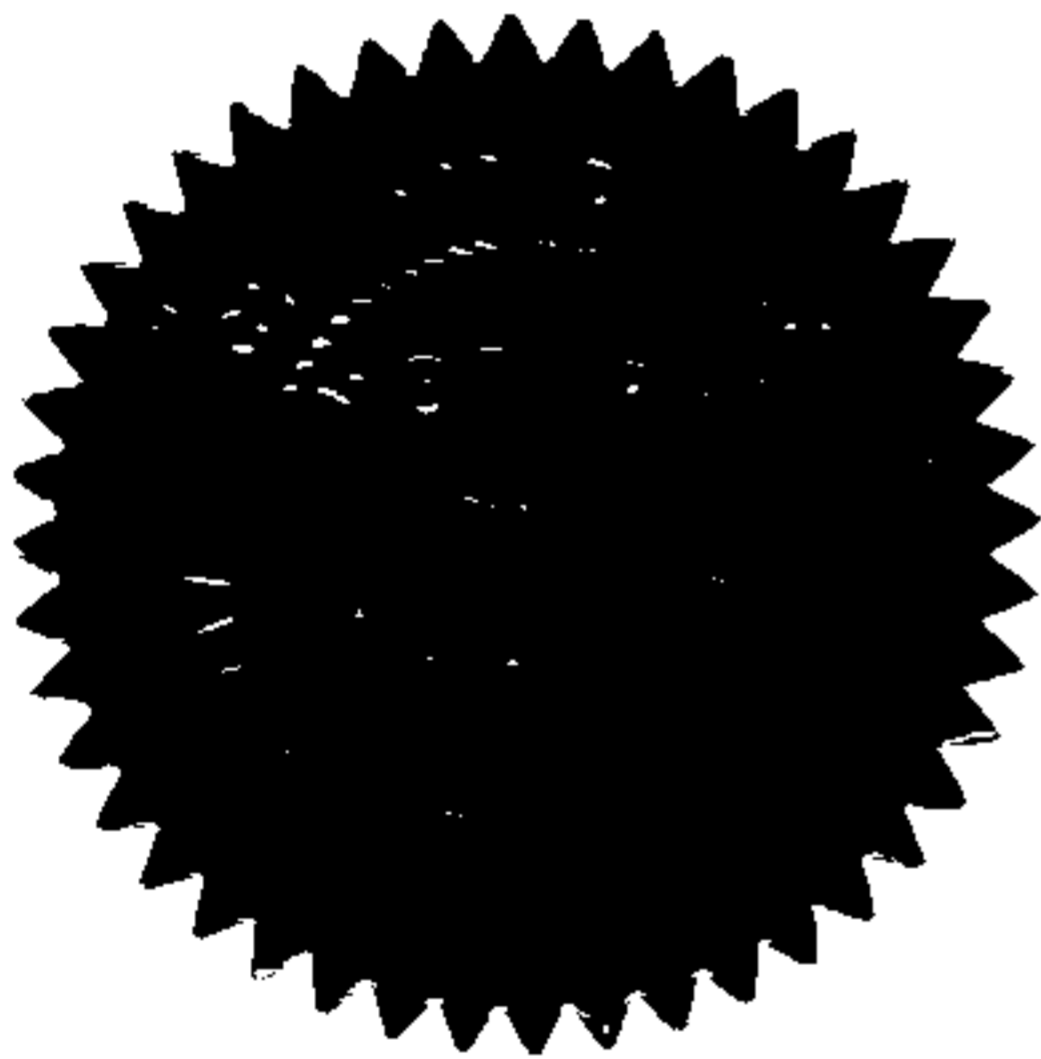
ACKNOWLEDGMENT

State of Alabama) SS.:
County of Jefferson)

On January 30, 2017 before me,
Cynthia D. Cox, personally appeared **Cherie
B. Miner**, who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged to me that
she executed the same in her authorized capacity, and that by her signature on the
instrument the person, or the entity upon behalf of which the person acted,
executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Cynthia D. Cox
Notary Public Signature
Printed Name: Cynthia D. Cox
My Commission Expires:



20170302000073350 3/4 \$404.50
Shelby Cnty Judge of Probate, AL
03/02/2017 02:20:02 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 Cherie B. Miner
Mailing Address 644 Shoal Ridge Dr
Leeds, AL 35094

Grantee's Name Miner Trust
Mailing Address 644 Shoal Ridge Dr
Leeds, AL 35094

Property Address 644 Shoal Ridge Dr
Leeds, AL
35094

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 760,230. 1/2 Interest \$380,115.00

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 Appraisal
 Sales Contract Other Tax Office
 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 3/2/17

Print Cherie B. Miner

Unattested

(Signature)
(verified by)

Sign (Signature) 3/2/17

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170302000073350 4/4 \$404.50
Shelby Cnty Judge of Probate, AL
03/02/2017 02:20:02 PM FILED/CERT