


PREPARED BY:
Trussell, Funderburg, Rea & Bell, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
MIDSOUTH CONTRACTORS, INC.
7318 Parkway Dr
Leeds, AL 35094

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY


20170426000143670 1/3 \$63.00
Shelby Cnty Judge of Probate, AL
04/26/2017 02:20:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned RYAN K. KYTLE, a married man, (hereinafter referred to as Grantor), hereby releases, quitclaims, grants, sells and conveys to MIDSOUTH CONTRACTORS, INC. (hereinafter called Grantee), all my right, title interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

A part of the NW 1/4 of the NW 1/4 of Section 23, Township 17 South, Range 1 East, described as follows: Commence at the Northeast corner of said quarter-quarter Section and run West along the North line of said quarter-quarter Section 482.00'; thence turn 89 degrees 47 minutes left and run southerly 50.00 feet to the POINT OF BEGINNING of the parcel herein described; thence continue running southerly along same course 125.0 feet; thence turn 90 degrees 13 minutes left and run easterly 150.0 feet; thence turn 90 degrees 13 minutes right and run southerly 135.0 feet; thence turn 76 degrees 20 minutes 24 seconds right and run southwesterly 474.30 feet; thence turn 12 degrees 36 minutes 25 seconds left and run southwesterly 191.70 feet; thence turn 3 degrees 26 minutes left and run southwesterly 99.50 feet; thence turn 10 degrees 52 minutes left and run southwesterly 354.60 feet; thence turn 130 degrees 50 minutes right and run northerly 429.25 feet to the southeasterly R.O.W. of a paved public street; thence turn 61 degrees 41 minutes right and run northeasterly along said R.O.W. 316.0 feet; thence 1 degrees 45 minutes right and along said R.O.W. 175.0 feet; thence 2 degrees 39 minutes right and along said R.O.W. 192.0 feet; thence 22 degrees 41 minutes 01 seconds right and along said R.O.W. 225.0 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

A part of the NW 1/4 of the NW 1/4 of Section 23, Township 17 South, Range 1 East, described as follows: Commence at the Northeast corner of the NW 1/4 of NW 1/4 of said Section 23 and run thence Westerly along the Northern boundary of said quarter-quarter Section a distance of 182 feet to a point which point is on the Northern boundary of Lisa Ann Drive; thence turn to the left an angle of 89 degrees 47 minutes and run Southerly a distance of 50 feet to the Northeast corner of Calvin & Margaret Self's lot; thence continue in the same direction along the Eastern boundary of said Self lot 125 feet to the southeast corner of the Self lot; and the POINT OF BEGINNING; thence continue in the same direction a distance of 135 feet; thence turn to the right an angle of 89 degrees 47 minutes and run westerly 150 feet; thence turn an angle of 90 degrees 13 minutes to the right and run northerly a distance of 135 feet to a point which is the

Southwest corner of Self's lot; thence turn to the right and run Easterly along the southern boundary of Self's lot 150 feet to the point of beginning.

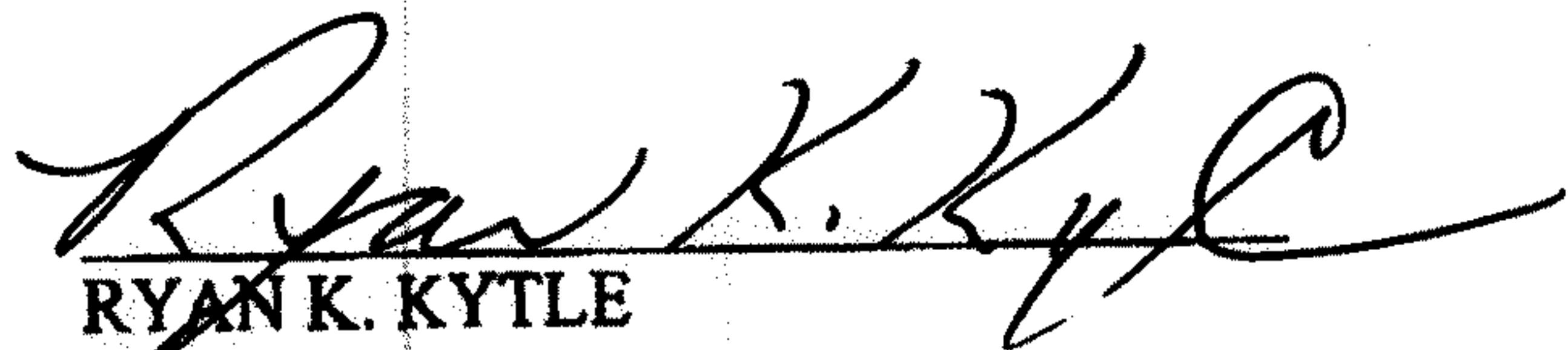
Also, Commence at the Northeast corner of the NW 1/4 of NW 1/4 of Section 23, Township 17 South, Range 1 East; thence measure West along Section line 182 feet; thence 90 degrees 13 minutes South 50 feet; thence turn 90 degrees and run West 150 feet to the POINT OF BEGINNING; thence turn 90 degrees South and run 125 feet; thence turn 90 degrees West a distance of 150 feet; thence turn 90 degrees North and run 125 feet; thence turn 90 degrees East and run 150 feet back to POINT OF BEGINNING.

This deed is given to perfect title to the Land. Grantor herein acquired an Ad Valorem tax interest in the Land from the State of Alabama for delinquent real estate taxes due from the Grantee herein. This deed is given to convey any interest acquired under said tax sale.

Property herein conveyed does not constitute any portion of the homestead of the grantor herein.

TO HAVE AND TO HOLD unto the said GRANTEE forever.

Given under my hand and seal, this the 20th day of ^{April}~~March~~, 2017.

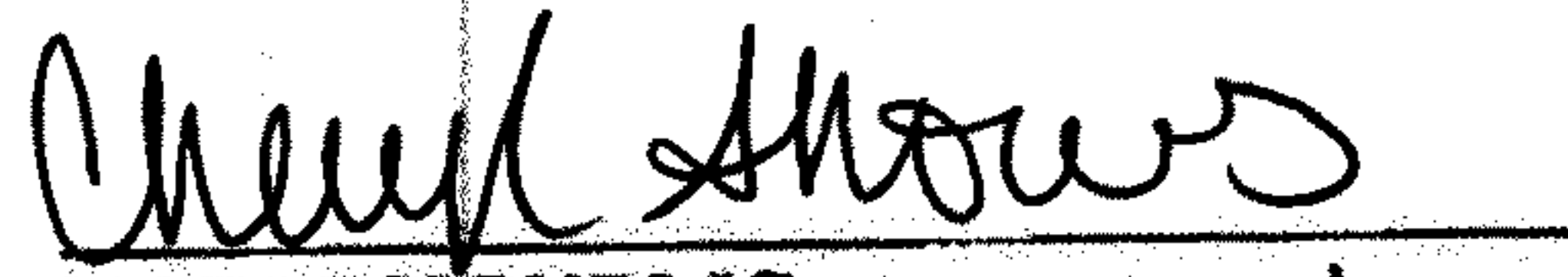

RYAN K. KYTLE

STATE OF ALABAMA

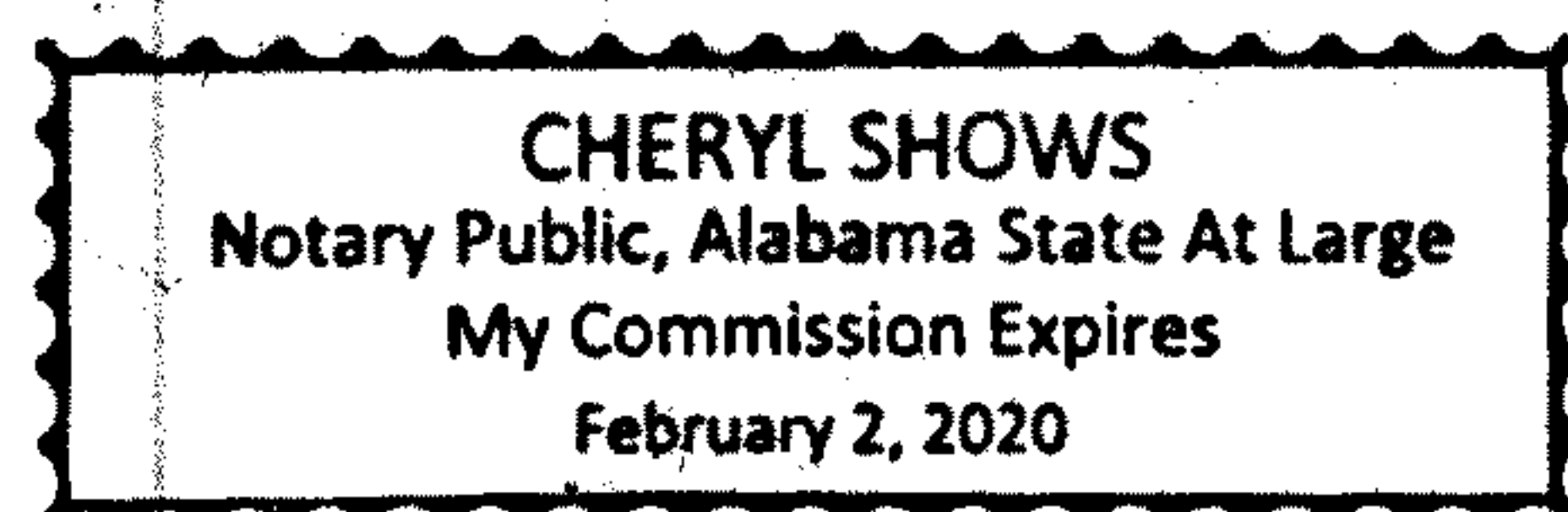
COUNTY St. Clair

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that RYAN K. KYTLE, a married man whose name is is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 20th day of ^{April}~~March~~, 2017.


NOTARY PUBLIC
My Commission Expires: 2/2/20

(file #17-151LR)



Real Estate Sales Validation Form

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

Grantor's Name Ryan K. Kytle
Mailing Address 1070 Mimosa Road
Leeds, AL 35094


Grantee's Name Midsouth Contractors, Inc.
Mailing Address 7318 Parkway Drive
Leeds, AL 35094

Property Address Bark Avenue
Leeds, AL 35094

Date of Sale 4/20/2017
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 41,930.00


20170426000143670 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
04/26/2017 02:20:54 PM FILED/CERT

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 Revenue Commission / Tax Assessment |
| <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 _____

Print Daniel Mitchell

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1