

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Billie Frances Darby
P. O. Box 565
Harpersville, AL 35078

This instrument was prepared by:
Lindsey J. Allison, Esq.
P. O. Box 380275
Birmingham, AL 35238

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Billie Frances Darby, an unmarried woman, as Trustee of the Billie Frances Darby Revocable Trust** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Billie Frances Darby, an unmarried woman** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

DESCRIPTION:

A tract of land Situated in the Southwest Quarter of the Southwest Quarter of Section 28, Township 19, Range 2 East, described as follows, to wit: Commencing at the Southeast Corner of the South Half of the Southwest Quarter of Section 28, Township 19, Range 2 East, and run thence South 87 degrees and 20 minutes West, a distance of 1997.2 feet to a point; run thence north 2 degrees and 45 minutes West a distance of 1189.8 feet, more or less, to the South margin of the Florida Short Route Highway, the point of beginning of the tract herein conveyed; Run thence South 77 degrees and 30 minutes East a distance of 105 feet to a point; run thence South 2 degrees and 45 minutes East a Distance of 840 feet to a point; run thence South 87 degrees and 20 minutes West a distance of 105 feet; run thence North 2 degrees and 45 minutes West 840 feet, more or less, to the point of beginning, and containing 2 acres.

Subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.
2. All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever.

Shelby County, AL 06/05/2017
State of Alabama
Deed Tax: \$32.50

20170605000197470 1/3 \$53.50
Shelby Cnty Judge of Probate, AL
06/05/2017 03:29:16 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, having hereto set her signature and seal, this the 31st
day of MAY, 2017.


Billie Frances Darby
BILLIE FRANCES DARBY AS TRUSTEE
OF THE BILLIE FRANCES DARBY REVOCABLE TRUST

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Billie Frances Darby, Trustee of the Billie Frances Darby Revocable Trust, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 31st day of MAY, 2017.

Susan McElister
Notary Public
My Commission Expires: 5/15/21


20170605000197470 2/3 \$53.50
Shelby Cnty Judge of Probate, AL
06/05/2017 03:29:16 PM FILED/CERT

Real Estate Sales Validation Form

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

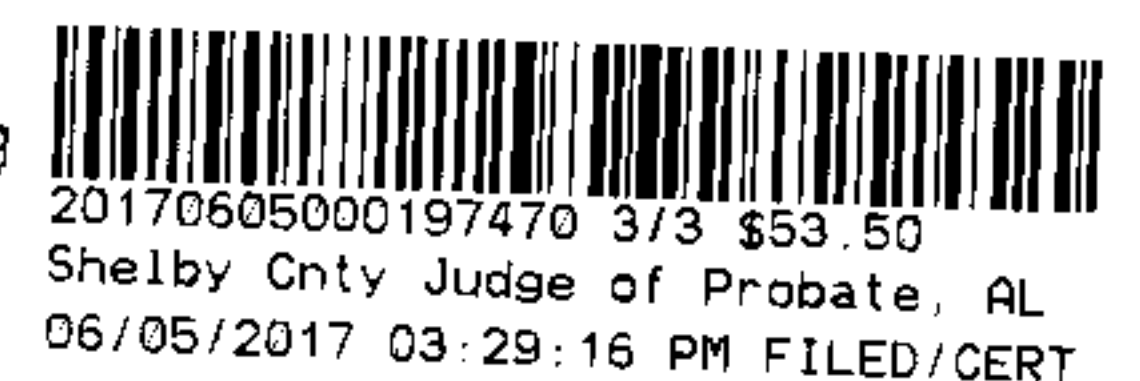
Grantor's Name RENOUVE TRUST Grantee's Name BRIAN DANEY
 Mailing Address OF BALDEARDO Mailing Address 5809 HWY 280
5809 HWY 280 HARPERVILLE, AL 35078-4705
HARPERVILLE, AL 35078-4705
P.O. BOX - 565
 Property Address PARCEL I.D. # Date of Sale _____
01 B 28 3001 Total Purchase Price \$ _____
019.001 or _____
 Actual Value \$ _____
 or _____
 Assessor's Market Value \$ 32,150.00
CON. SE COR. S 1/2
SW 1/4 W 1997.2 N
1189.8 TO S ROW HWY
#280 & POB; SE ALG ROW 1 OF 5840 W 158 N 840 TO POB

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 2016 - TAX ASSESSED
☐ 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 6-5-17 Print Judrey J. Jefferson
 Unattested Sign LINDSEY AUSTON
 (verified by) (Grantor/Grantee/Owner/Agent) circle one