

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:
Louise B. Cole
5478 Hwy. 280
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, **Louise B. Cole, an unmarried woman, as Trustee of the Louise B. Cole Revocable Trust** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Louise B. Cole, 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 SE ¼ of the SW ¼ of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commencing at the SE corner of the SE ¼ of the SW ¼, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama and run along the Eastern boundary line of said forty, North 2 deg. 9 min. West 682.97 feet to the North right-of-way line of the Florida Short Route, also known as Highway 91; thence along the North right-of-way of said highway North 77 deg. West 279.8 feet for point of beginning and from said point of beginning run North 1 deg. 50 min. W 300 ft, thence North 77 deg. West 194.2 feet more or less to the East line of what is known as Brumbaugh Road, thence along the East side of said road South 11 deg., East 317.6 feet, to the North right of way line of said Highway No. 91, thence along the North right of way line of said Highway, South 77 deg. East 167.8 ft., feet to point of beginning.

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 07/24/2017
State of Alabama
Deed Tax: \$263.00


20170724000265450 1/3 \$284.00
Shelby Cnty Judge of Probate, AL
07/24/2017 04:08:07 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, having hereto set her signature and seal, this the 12th
day of JULY, 2017.

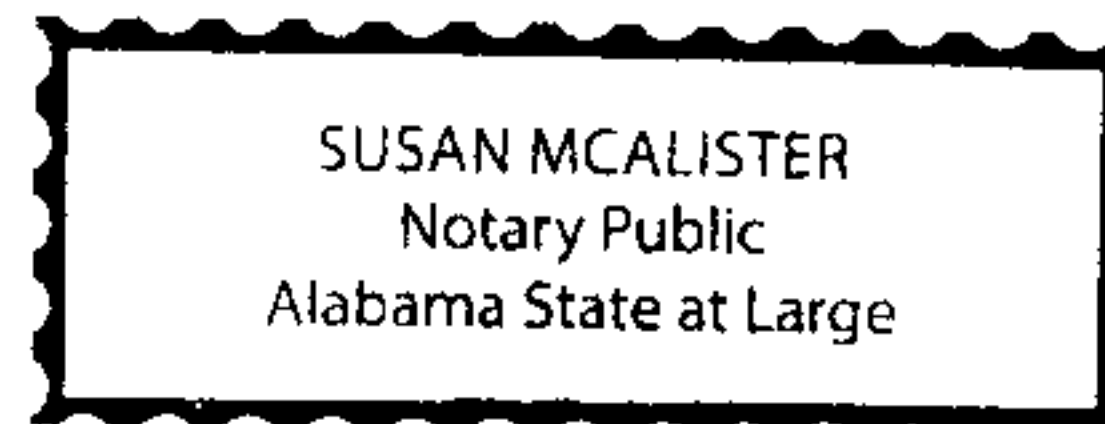
Louise B. Cole Trustee
LOUISE B. COLE AS TRUSTEE
OF THE LOUISE B. COLE REVOCABLE TRUST

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LOUISE B. COLE, Trustee of the Louise B. Cole 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 12th day of JULY, 2017.

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



20170724000265450 2/3 \$284.00
Shelby Cnty Judge of Probate, AL
07/24/2017 04:08:07 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 LOUISE B. COLE, TRUSTEE Grantee's Name LOUISE B. COLE
Mailing Address LOUISE B. COLE REVOCABLE TRUST Mailing Address 5478 HWY. 280
5478 HWY. 280 HARPERSVILLE, AL 35078


Property Address 5478 HWY. 280
HARPERSVILLE, AL
35078

Date of Sale 7/12/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 262,530

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


20170724000265450 3/3 \$284.00
Shelby Cnty Judge of Probate, AL
07/24/2017 04:08:07 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 _____

Print LAUREY ALISON

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1