

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY
P.O. BOX 822
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA
SHELBY COUNTY

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

One Dollar and to clear title

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

ARMEGE INVESTMENTS, LLC, an Alabama limited liability company

hereby remises, releases, quit claims, grants, sells and conveys to

George Drake, Grace Drake Norwood, Ethel Thornton Dixon, Cormelia Thornton-Lewis, Wanda Thornton-Nix, Sherrita Drake, Richard King, and Robin King Goggins


(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:

SEE ATTACHED EXHIBIT "A", WHICH IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

By execution of this quit-claim deed, Armege Investments, LLC terminates any interest in the proceeds from the condemnation of this property or a portion of this property by the State of Alabama.


TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand and seal, this 02 day of August 2017.


20170816000297540 1/3 \$30.50
Shelby Cnty Judge of Probate: AL
08/16/2017 03:42:28 PM FILED/CERT

ARMEGE INVESTMENTS, LLC, An Alabama limited liability company

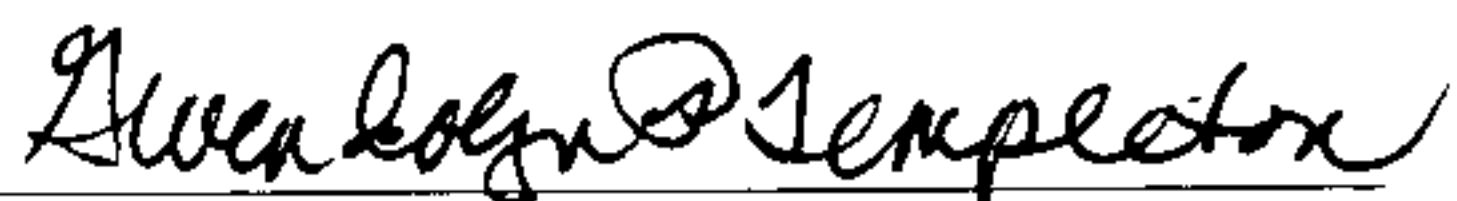
by: MSB SERVICES, LLC, its member

 (SEAL)
Marquis Baker


STATE OF FLORIDA
COUNTY OF St. Johns

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Marquis Baker, whose name as Managing Member of MSB SERVICES, LLC, managing member of ARMEGE INVESTMENTS, LLC, an Alabama limited liability company 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said limited liability company.

Given under my hand and official seal, this 2 day of August, 2017.


Notary Public

My commission expires:

 GWENDOLYN P. TEMPLETON
MY COMMISSION # FF 946365
EXPIRES: January 3, 2020
Bonded Thru Budget Notary Services

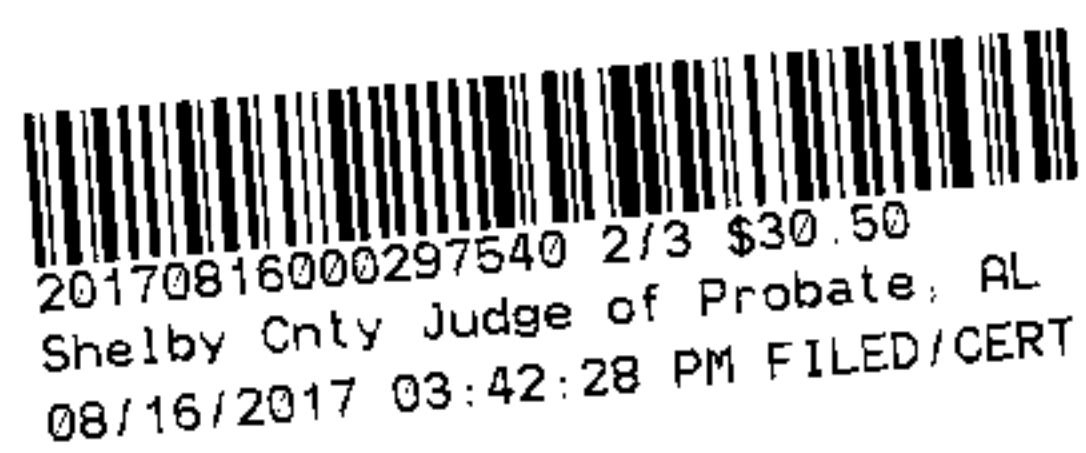
Shelby County, AL 08/16/2017
State of Alabama
Deed Tax: \$3.50

EXHIBIT "A"
LEGAL DESCRIPTION

From the Southeast corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 4, Township 22 South, Range 2 West, run North 2 degrees 00 minutes West a distance of 420.00 feet; thence South 87 degrees West 210 feet; thence North 2 degrees West 241.5 feet; thence South 87 degrees West 193 feet, more or less, to point of beginning; thence continue 139 feet, more or less, to right of way of U.S. Highway 31; thence North along said right of way 145 feet, more or less, to right of way of I-65; thence East along said right of way 160 feet, more or less; thence South 140 feet, more or less, to point of beginning.

Tract No. 1: Begin at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 2 West; thence North along the East line of said Quarter-Quarter Section 641.50 feet; thence left 91 degrees 00 minutes, more or less, in a Westerly direction 542 feet, more or less, to an iron pin on the East right of way of U.S. Highway 31, said point being the point of beginning; thence right 95 degrees 58 minutes in a Northerly direction along said East right of way 130.50 feet to South right of way of I-65; thence right 68 degrees 32 minutes in an Easterly direction along said South right of way 53.69 feet; thence right 39 degrees 17 minutes in an Easterly direction along said South right of way 60.90 feet; thence right 68 degrees 15 minutes in a Southerly direction 119.65 feet; thence right 87 degrees 58 minutes in a Westerly direction 116.80 feet to the point of beginning.

Parcel #58-28-02-04-0-001-034.001, more particularly described as follows: COM INT S SEC LN & E R/W HWY 31 N ALG R/W 630 TO POB
CONT N ALG R/W 130.5 E 53.69 SE 60.9 S 119.65 W 116.5 TO POB.



Real Estate Sales Validation Form

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

Grantor's Name Home Eye Investments
Mailing Address PO Box 1380
Colum AL 35040

Grantee's Name Wanda Thurston-Nix et al
Mailing Address 2028 Barry Circle
Colum AL 35040

Property Address 1 acre
14500 SE 422nd

Date of Sale 2 Aug 2017
Total Purchase Price \$ 3500
or
Actual Value \$
or
Assessor's Market Value \$



20170816000297540 3/3 \$30.50
Shelby Cnty Judge of Probate, AL
08/16/2017 03:42:28 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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other to cure title defect

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 16 Aug 2017

Print M. L. T. Atchison

☐ Unattested

Sign M. L. T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1