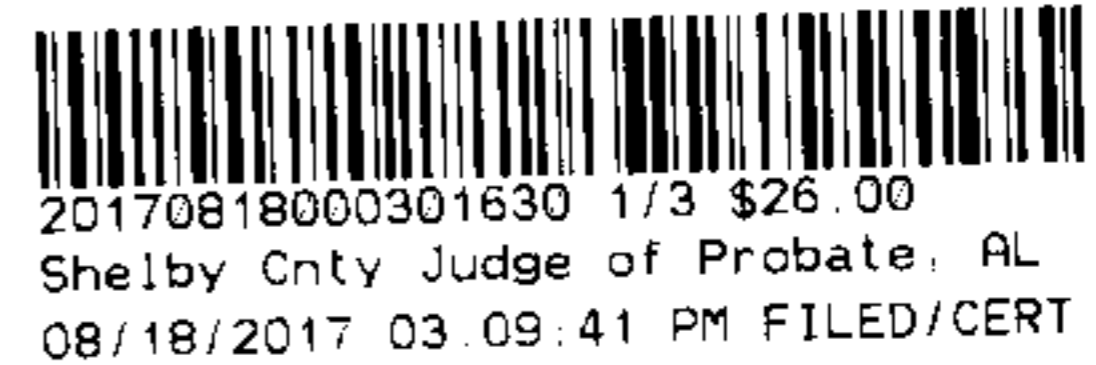


This instrument was prepared by:  
**Mike Atchison**  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:  
**James R. Eaves**  
PO BOX 213  
Columbiana AL 35051

STATE OF ALABAMA,  
SHELBY COUNTY

**QUITCLAIM DEED**



KNOW ALL MEN BY THESE PRESENTS, That pursuant to CASE #DR-2017-900031 Probate Office, Shelby County, Alabama, the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Rebecca L. Eaves, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **James R. Eaves** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

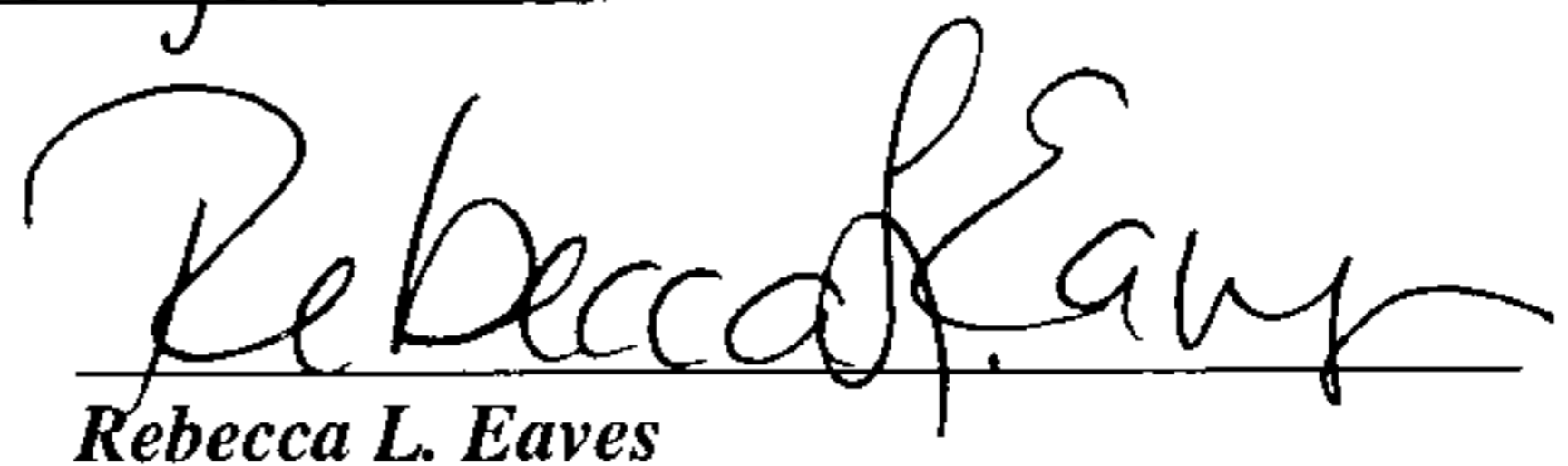
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The above described property constitutes no part of the homestead of the Grantor.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 11<sup>th</sup> day of August, 2017.


  
Rebecca L. Eaves

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rebecca L. Eaves**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 11<sup>th</sup> day of August, 2017.



  
Notary Public  
My Commission Expires: 9/22/2020

Shelby County, AL 08/18/2017  
State of Alabama  
Deed Tax: \$5.00

## EXHIBIT A

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 1 East; thence run North along said 1/4-1/4 line a distance of 232.96 feet to the point of beginning; thence continue along last described course a distance of 192.20 feet; thence turn an angle of 92 degrees 44 minutes 56 seconds right and run a distance of 154.00 feet; thence turn an angle of 94 degrees 45 minutes 00 seconds left and run a distance of 122.00 feet; thence turn an angle of 28 degrees 13 minutes 15 seconds left and run a distance of 187.04 feet to the southerly ROW of County Hwy.77; thence turn an angle of 87 degrees 06 minutes 08 seconds right and run a distance of 73.92 feet; thence turn an angle of 11 degrees 23 minutes 06 seconds left and run a distance of 45.33 feet to the southerly edge of a chert road; thence run the following described courses along said chert road; thence turn an angle of 95 degrees 10 minutes 20 seconds right and run a distance of 63.89 feet; thence turn an angle of 19 degrees 47 minutes 03 seconds right and run a distance of 106.68 feet; thence turn an angle of 16 degrees 14 minutes 49 seconds left and run a distance of 70.93 feet; thence turn an angle of 6 degrees 49 minutes 18 seconds left and run a distance of 57.60 feet; thence turn an angle of 12 degrees 34 minutes 46 seconds right and run a distance of 59.31 feet; thence turn an angle of 10 degrees 54 minutes 15 seconds left and run a distance of 103.97 feet; thence turn an angle of 22 degrees 25 minutes 03 seconds left and run a distance of 35.21 feet; thence turn an angle of 7 degrees 14 minutes 32 seconds right and run a distance of 44.10 feet; thence turn an angle of 7 degrees 45 minutes 31 seconds right and run a distance of 121.10 feet; thence turn an angle of 9 degrees 17 minutes 29 seconds right and run a distance of 44.80 feet; thence turn an angle of 14 degrees 58 minutes 03 seconds right and run a distance of 50.92 feet; thence turn an angle of 15 degrees 18 minutes 55 seconds right and run a distance of 52.01 feet; thence leaving said chert road turn an angle of 107 degrees 33 minutes 59 seconds right and run a distance of 698.76 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated June 19, 2000.

LESS AND EXCEPT the following described property:

Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 232.96'; thence N89°59'49"E, a distance of 404.76' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 294.00' to the Westerly R.O.W. line of Briarvale Road; thence N20°33'45"W and along said R.O.W. line, a distance of 20.17'; thence N88°45'39"W and leaving said R.O.W. line, a distance of 235.07'; thence S65°12'06"W, a distance of 57.17' to the POINT OF BEGINNING.



20170818000301630 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
08/18/2017 03:09:41 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 Rebecca L. Eaves  
Mailing Address 178 Briarvale Rd  
Columbiana AL 35051

Grantee's Name James R. Eaves  
Mailing Address PO BOX 213  
Columbiana AL 35051

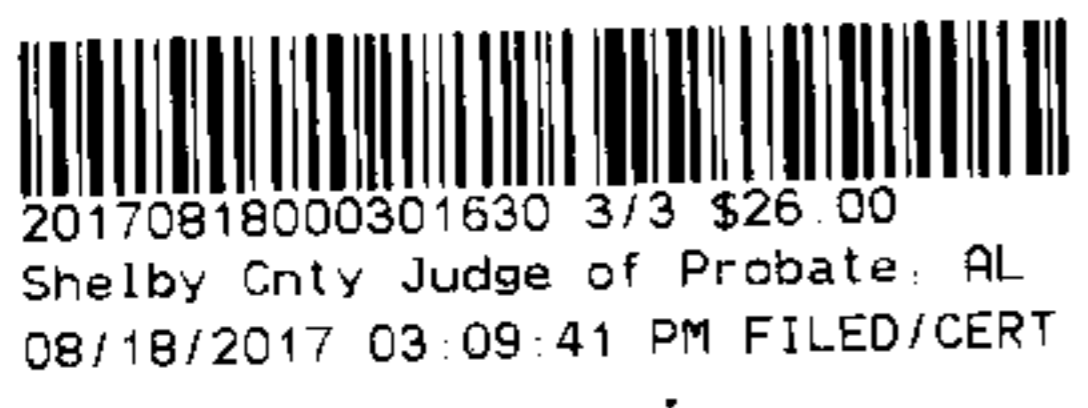
Property Address 140 Briarvale Rd

Date of Sale 8/11/17

Total Purchase Price \$ 5000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



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 Divorce

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 Rebecca L. Eaves

Unattested \_\_\_\_\_  
(verified by)

Sign Rebecca L. Eaves  
(Grantor/Grantee/Owner/Agent) circle one