

This instrument was prepared by:
Ramona J. Morrison
Crowson, Morrison & Spann, LLC
P.O. Box 278
Columbiana, AL 35051

Please send tax notice to:
Daryle Whitaker
116 Waterbrook Drive
Leeds, Alabama 35094

QUITCLAIM DEED



20170919000340670 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
09/19/2017 10:53:13 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$ 500.00, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, SONYA K. WHITAKER, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to DARYLE WHITAKER, an unmarried man, (hereinafter called Grantee) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

IDENTIFIED AND KNOWN AS, LOT NUMBER 2 (TWO) LOCATED IN THE "TAYLOR FAMILY SUBDIVISION" Situated In The Northeast Diagonal Half Of Northeast 1/4 - Northeast 1/4 Of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, Map Book 34 Page 146.

LOT NUMBER 2 (TWO) DESCRIPTION

Commence at the Northeast Corner of Section 33 Township 17 South Range 1 East and run south along East Boundary line of said section for 417.00 Feet to the point of beginning, thence continue Along last said course for 100.00 Feet, thence Turn an angle of 90.00 Degrees right and run Westerly for 168.00 Feet, thence turn an angle of 90.00 degrees left and run Southerly for 205.00 Feet, Thence turn an angle of 90.00 degrees Right and run Westerly for 148.52 Feet, thence turn an angle of 100.02 degrees Right and run Northwesterly for 62.49 Feet, thence turn an angle of 100.02 degrees Right and run Northwesterly for 519.47 Feet, thence turn an angle of 90.15 degrees Right and run Easterly for 584.16 Feet to the point of beginning.

*Containing : 2.2758 Acres
99,133 Sq. Ft.*

EASMENT, EGRESS AND UNRESTRICTED RIGHT OF WAY

A Twenty Five (25) Foot Easement, Egress and Unrestricted Right of Way Starting at the point of Beginning at Mimosa Road located in Shelby County, Alabama, Following the existing roadway Known To All as Warterbrook Drive to ending point at the North boundary line of TAYLOR FAMILY SUBDIVISION, located at Northeast Diagonal Half of The Northeast 1/4 - Northeast 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama. The Easement, Egress And Unrestricted Right of Way shall include the Cement/Gravel Roadway known to all as Warterbrook Drive, A Private Roadway.

Easement, Egress and Unrestricted Right of Way shall include footage of Ten (10) Feet on Either side of roadway known to all as Warterbrook Drive for the purpose of utilities And future Easement, Egress and Unrestricted Right of Way if ever needed.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.

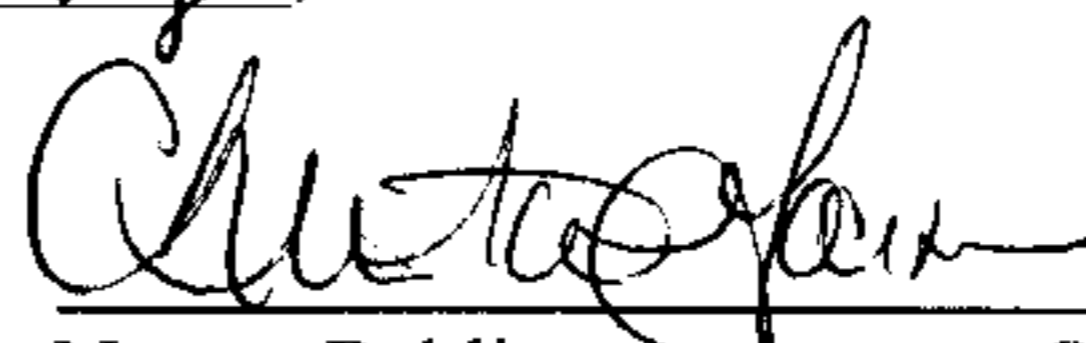
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 16th day of May, 2014.



SONYA K. WHITAKER

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public, hereby certify that SONYA K. WHITAKER, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executes the same voluntarily on the day the same bears date.

Given under my hand this the 16th day of May, 2014.


Notary Public
My Commission Expires: 8/2/11


20170919000340670 2/3 \$21.50
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Real Estate Sales Validation Form

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

Grantor's Name Sonya K Whitaker
Mailing Address 217 Fisher Dr
Bessemer, AL

Grantee's Name Daryle Whitaker
Mailing Address 116 Waterbrook Dr
Loose AL 35094

Property Address _____

Date of Sale _____
Total Purchase Price \$ 500.00
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 Appraisal
 Sales Contract Other
 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 9/19/17

Print Daryle Whitaker

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

