


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

After recording, return to:

STATE OF ALABAMA,
SHELBY COUNTY


20171006000365230 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
10/06/2017 11:46:44 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$100,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Jared Properties**, hereby remises, releases, quit claims, grants, sells, and conveys to **James Gary Corbin and Donna B. Corbin**. (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:

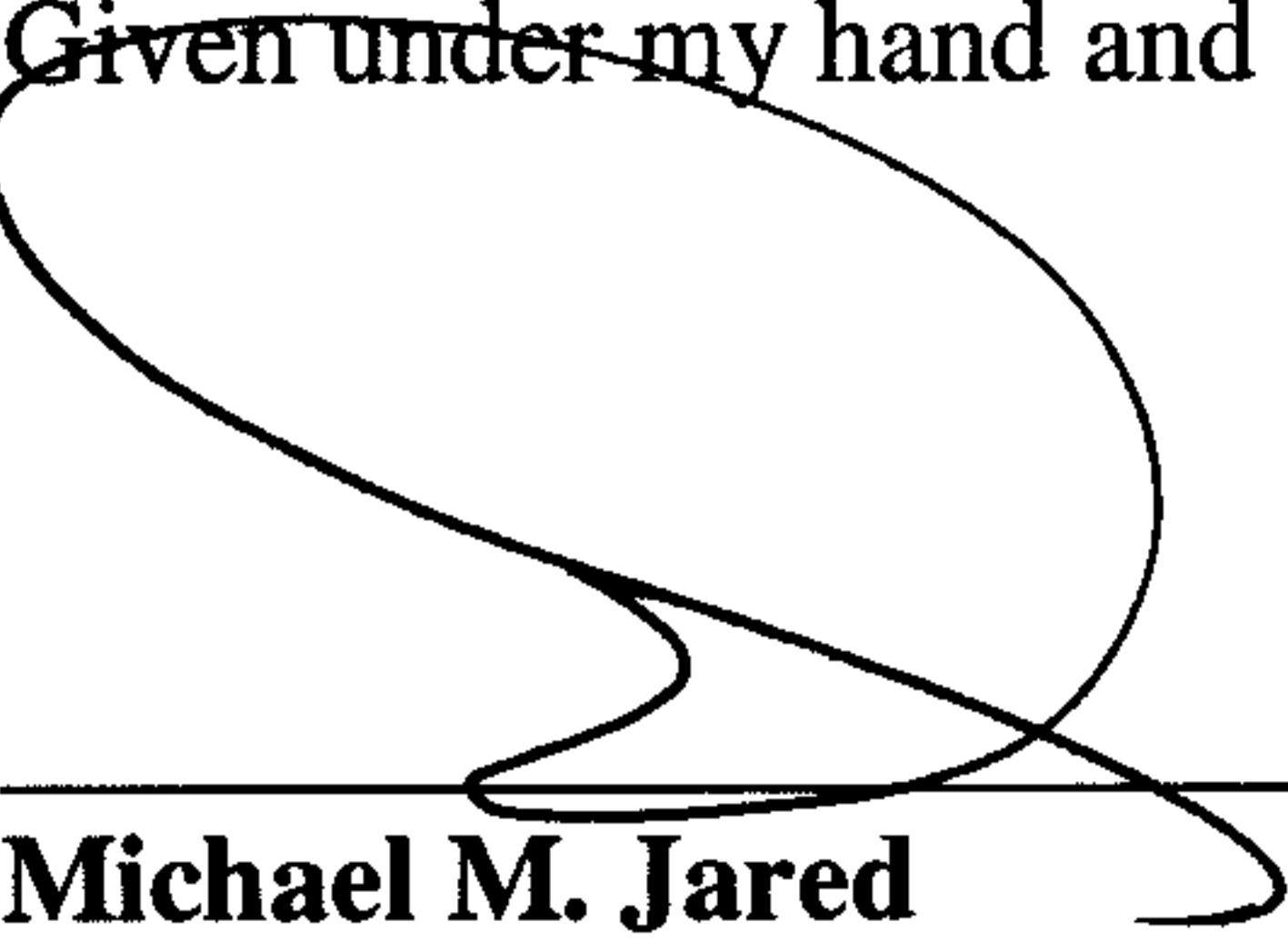
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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 Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Given under my hand and seal, this 6th day of October, 2017.



Michael M. Jared
DBA Jared Properties

STATE OF ALABAMA
COUNTY OF SHELBY

I, April Clark, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael M. Jared DBA Jared Properties**, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2017.





Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 10/06/2017
State of Alabama
Deed Tax:\$100.00

EXHIBIT A – LEGAL DESCRIPTION

Parcel ID#58//20/07/26/0/001/004.000

A parcel of land in the Northwest Quarter of Section 26, Township 21 South, Range 1 East said parcel of land being more particularly described as follows: Beginning at the Northwest corner of said Section 26; thence run South 00 degrees 20 minutes 47 seconds East a distance of 333.97 feet thence North 89 degrees 45 minutes 17 seconds East a distance of 403 feet; thence North 61 degrees 12 minutes 38 seconds East a distance of 270.05 feet to the approximate 397 foot contour of Lay Lake; thence North 33 degrees 38 minutes 54 seconds West a distance of 219.82 feet along said 397 foot contour line; thence North 87 degrees 52 minutes 19 seconds West a distance of 517.24 feet to the point of beginning.

Together with the following easements for ingress, egress and utilities more particularly described as follows:

A Right of Way located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama for ingress and egress and utilities, 60 feet wide, 30 feet on each side of the following

described centerline: Commence at the Northwest corner of said Section 26; thence run South along the West Section line 334.00 feet; thence turn left 89 degrees 47 minutes 23 seconds and run East 57.76 feet to the point of beginning of said centerline; thence run right 89 degrees 23 minutes 18 seconds and run South 45.00 feet; thence turn left 89 degrees 23 minutes 18 seconds and run East 290.00 feet to the point of clockwise curve having a delta angle of 55 degrees 00 minutes 00 seconds and a radius of 175.00 feet thence run along the arc of said curve 167.99 feet to the point of tangent; thence continue tangent to said curve 188.09 feet to the end of said centerline and the center of cul-de-sac with a radius of 55.00 feet.

A Right of Way located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23 and in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 East; for ingress, egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline: Commence at the Northwest corner of said Section 26; thence run south along the west section line 334.00 feet; thence turn left 89 degrees 47 minutes 23 seconds and run east 57.76 feet to the beginning of said centerline; thence turn left 90 degrees 36 minutes 42 seconds and run North 1351.88 feet to the point of clockwise curve having a delta angle of 91 degrees 07 minutes and a radius of 250.00 feet thence run along the arc of said curve 397.57 feet to the point of tangent; thence continue tangent to said curve and run east 1088.98 feet to the center of a County maintained road and the end of said centerline.

Also a Right of Way to use the existing driveway access from Highway 145 across the following described property, to-wit: Begin at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 East; thence run Southerly along the East boundary of said Section for 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run Westerly for 88.71 feet to a point on the Southeast Right of Way line of Alabama Highway No. 145; thence turn an angle of 119 degrees 45 minutes 29 seconds to the right and run Northeasterly along said Right of Way line for 116.03 feet to the point of intersection with the North boundary line of the aforementioned SE $\frac{1}{4}$ of SE $\frac{1}{4}$ thence turn an angle of 61 degrees 35 minutes 23 seconds to the right and run easterly along said north boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 31.13 feet to the point of beginning.



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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 Jared Properties
Mailing Address 245 Bream Cove Rd
Columbiana AL
35051

Grantee's Name James Gary Corbin
Mailing Address 1 LAKE FOREST LANE
WILSONVILLE, AL 35186

Property Address Vacant

Date of Sale 10 / 6 / 17
Total Purchase Price \$ 100,000.00
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

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 Michael M. Jared

☐ Unattested

Sign _____

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1