

STATE OF ALABAMA
SHELBY COUNTY

20171030000392050 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/30/2017 01:31:43 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **JENNIFER H. TOWERY, a married woman**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY UNTO **VANDERBILT MORTGAGE AND FINANCE, INC.**, referred to as Grantee(s), its right, title, interest and claim in or to the following described real estate, situated in SHELBY County, State of Alabama, to wit:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 644.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID LINE, A DISTANCE OF 175.24 FEET; THENCE SOUTH 87 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 583.69 FEET; THENCE NORTH 2 DEGREES 18 MINUTES 19 SECONDS EAST, A DISTANCE OF 106.79 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 33 SECONDS WEST, A DISTANCE OF 250.85 FEET; THENCE NORTH 83 DEGREES 36 MINUTES 49 SECONDS WEST, A DISTANCE OF 344.61 FEET TO THE POINT OF BEGINNING; SAID DESCRIPTION TRACT CONTAINING 2.00 ACRES, MORE OR LESS.

30' (FOOT) EASEMENT DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 644.68 FEET; THENCE SOUTH 83 DEGREES 36 MINUTES 49 SECONDS EAST, A DISTANCE OF 344.61 FEET; THENCE SOUTH 77 DEGREES 38 MINUTES 33 SECONDS EAST, A DISTANCE OF 176.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 05 MINUTES 53 SECONDS EAST, A DISTANCE OF 183.15 FEET; THENCE NORTH 67 DEGREES 03 MINUTES 46 SECONDS EAST A DISTANCE OF 279.40 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 40 SECONDS EAST, A DISTANCE OF 68.88 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 96.81 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 78.50 FEET; THENCE NORTH 80 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 76.01 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 14 SECONDS EAST, A DISTANCE OF 40.25 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.91 FEET; THENCE SOUTH 76 DEGREES 21 MINUTES 59 SECONDS EAST, A DISTANCE OF 36.05 FEET TO THE CENTERLINE OF A COUNTY PAVED ROAD KNOWN AS BATES ROAD AND THE POINT OF ENDING.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR ANY SPOUSE.

THIS DEED IS PREPARED TO CORRECT THE LEGAL DESCRIPTION ON THAT WARRANTY DEED FROM KATHY S. TURNER, A MARRIED WOMAN TO JENNIFER H. TOWERY, DATED AUGUST 4, 2005 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN INSTRUMENT NO: 20050804000397800 ON 08/04/2005.

PREPARER OF THIS DOCUMENT IS ACTING AS SCRIVENER ONLY. NO TITLE SEARCH WAS CONDUCTED.

SUBJECT TO: Easements, restrictive covenants, right of ways as shown by the public records and ad valorem taxes of record.

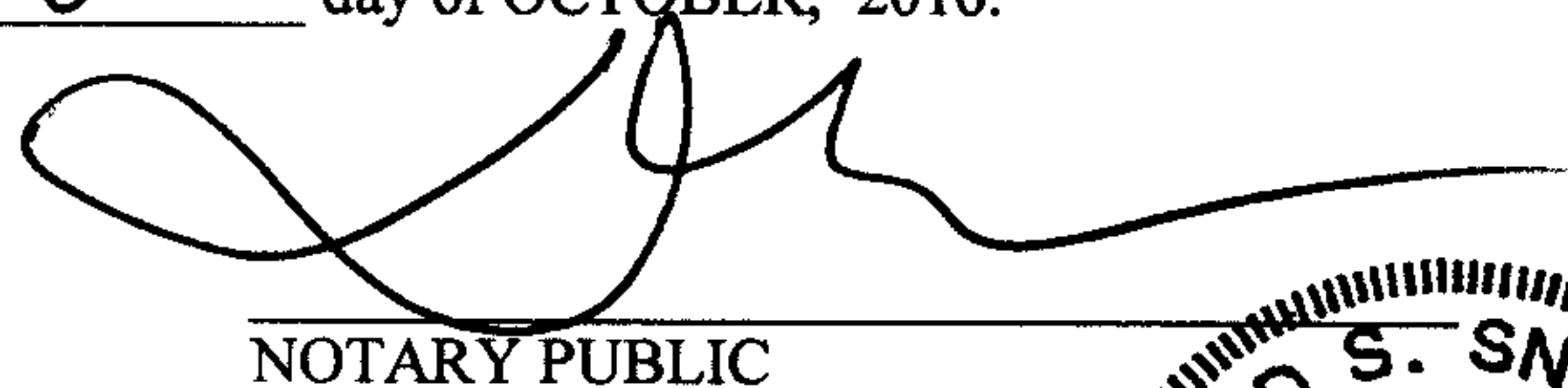
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 6th day of OCTOBER, 2016.


JENNIFER H. TOWERY

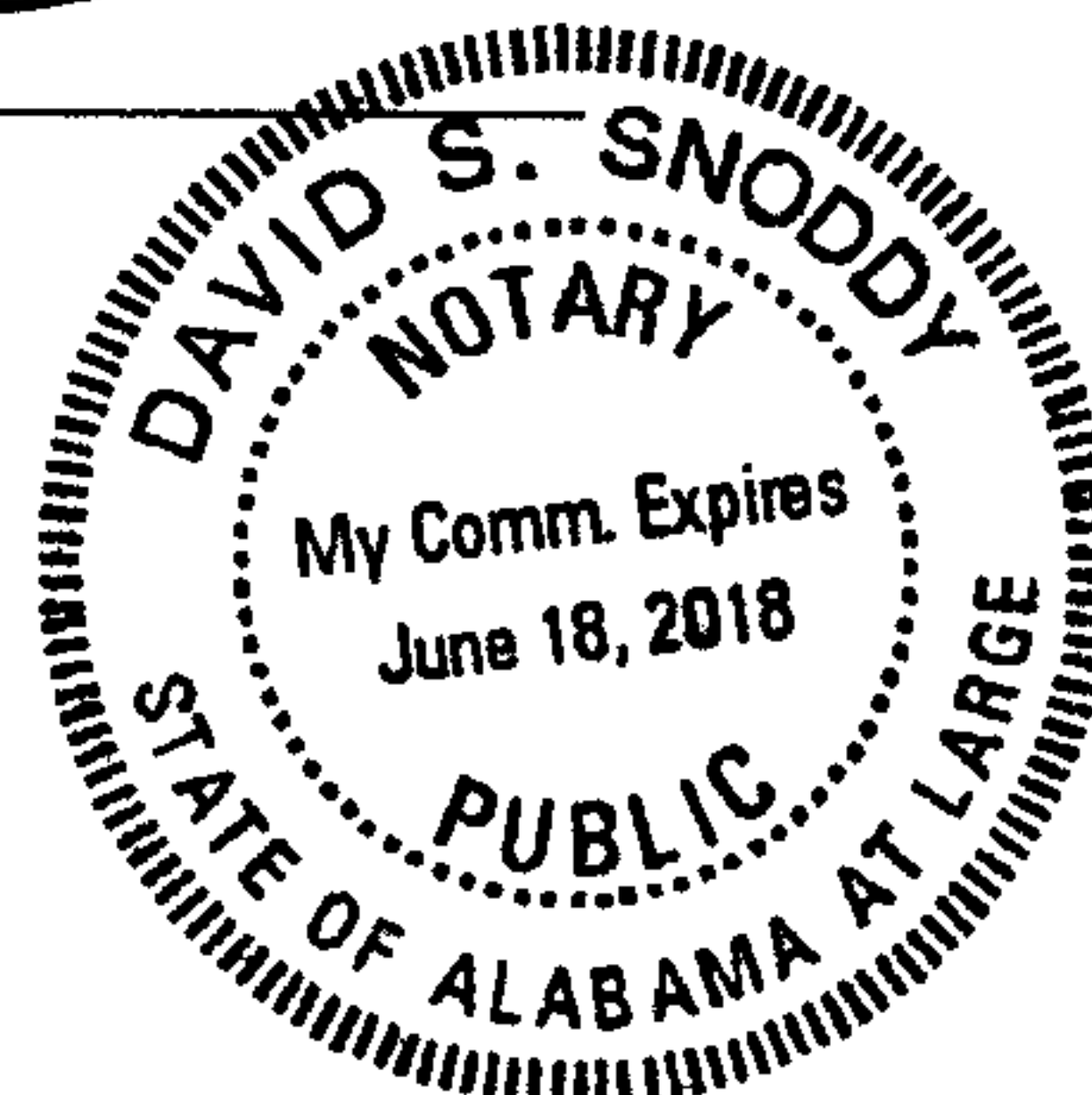
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that, JENNIFER H. TOWERY, whose name is/are signed to the foregoing conveyance, and who is/are 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 and with full authority on the day the same bears date.

GIVEN under my hand and seal this 6th day of OCTOBER, 2016.


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, AL 35243



Shelby County, AL 10/30/2017
State of Alabama
Deed Tax: \$19.00

Real Estate Sales Validation Form

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

| | | | |
|------------------|--|------------------|--|
| Grantor's Name | JENNIFER H. TOWERY | Grantee's Name | VANDERBILT MORTGAGE AND FINANCE, ING. |
| Mailing Address: | 7263 President Street Leeds, AL 35094 | Mailing Address: | 500 ALCOA TRAIL MARYVILLE, TN 37804 |
| Property Address | METES & BOUNDS SHELBY COUNTY, AL | Date of Sale | |

Total Purchaser Price N/A
DEED PREPARED TO CORRECT LEGAL DESCRIPTION
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)

| | |
|--|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> 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 of which interest to the property was conveyed.

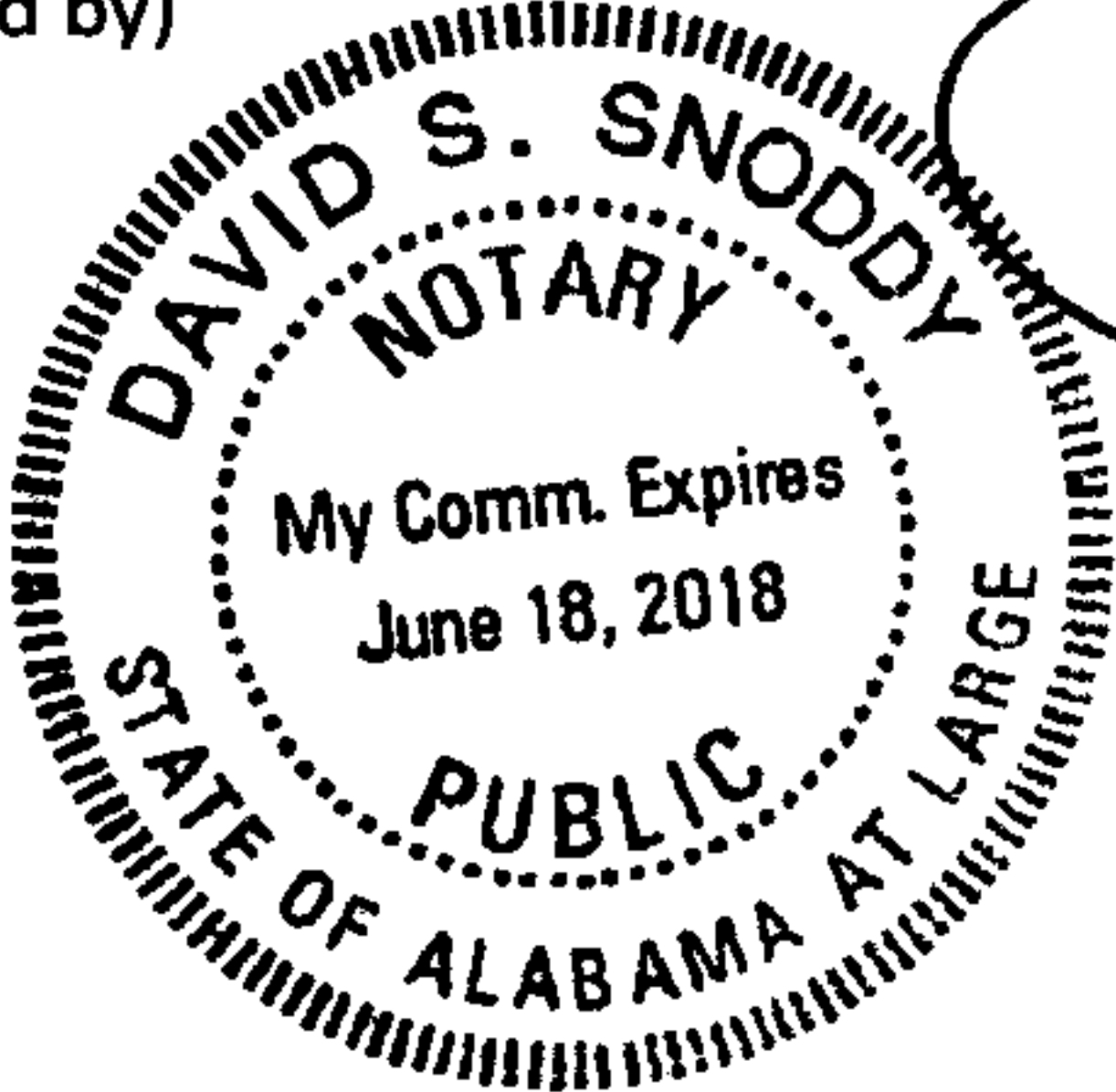
Total purchase price – the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.

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 Sec. 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 Sec. 40-22-1 (h).

| | |
|--|---|
| Date <u>10/6/17</u> | Print <u>Jennifer H. Towery</u> |
| <u>[Signature]</u> Unattested (verified by) | Sign <u>[Signature]</u> (Grantor/Grantee/Owner/Agent) circle one |



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