

QUIT CLAIM DEED

THE GRANTOR, Cindy Morgan, a married woman of the City of Birmingham
-----, County of Shelby
State of Alabama, for the consideration of \$120,000.00

CONVEY(s) ----- and QUIT CLAIM(s) to Grantee of the City of -----
County of Shelby, State of Alabama, all interest in
the following described real estate situated in the County of Shelby, in the
State of Alabama, to wit: Sunny R. Clowdus
Legal Description:

(See Addendum "A")

Shelby County, AL 12/27/2017
State of Alabama
Deed Tax \$120.00


20171227000459370 1/4 \$144.00
Shelby Cnty Judge of Probate, AL
12/27/2017 10:54:25 AM FILED/CERT

Common Address: Property located on Winding Stair Rd., Shelby Co., AL.

Part of Parcel Identification Number: 04 3 08 0 000 0 002 000
Dated this 18th day of (mo.) August, (yr.) 2010
3rd

Cindy Morgan
Grantor's Signature

Cindy Morgan
Type or Print Name

Grantor's Signature

Type or Print Name

EXHIBIT "A"

AS PREVIOUSLY RECORDED.

20081231000481030 3/3 \$157.00
Shelby Cnty Judge of Probate, AL
12/31/2008 12:28 45PM FILED/CERT

PART OF THE SE1/4 OF THE NE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NE1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY ALONG THE EAST LINE THEREOF FOR 353.18 FEET; THENCE 101°34'45" RIGHT RUN NORTHWESTERLY FOR 296.69 FEET TO THE CENTERLINE OF AN EXISTING PRESCRIPTIVE RIGHT-OF-WAY; THENCE 71°24'38" RIGHT RUN NORTHERLY ALONG SAID CENTERLINE FOR 28.44 FEET; THENCE 56°28'56" LEFT RUN NORTHWESTERLY ALONG SAID CENTERLINE FOR 333.07 FEET; THENCE 20°20'29" LEFT RUN WESTERLY ALONG SAID CENTERLINE FOR 141.58 FEET TO THE POINT OF BEGINNING; THENCE 65°30'10" RIGHT RUN NORTHWESTERLY ALONG AFORESAID CENTERLINE FOR 60.00 FEET; THENCE 120°18'4" LEFT RUN SOUTHWESTERLY FOR 259.66 FEET TO THE NORTHEASTERLY LINE OF A 100' WIDE ALABAMA POWER EASEMENT; THENCE 125°46'41" RIGHT RUN NORTHWESTERLY ALONG SAID EASEMENT LINE FOR 671.25 FEET; THENCE 18°55'20" LEFT RUN NORTHWESTERLY ALONG SAID EASEMENT LINE FOR 490.00 FEET TO THE CENTERLINE OF AN EXISTING CREEK; THENCE 120°41'18" LEFT RUN SOUTHWESTERLY ALONG SAID CREEK FOR 10.80 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SE1/4-OF THE NE1/4 OF SAID SECTION 8; THENCE 28°4'56" LEFT RUN SOUTHERLY ALONG SAID WEST LINE FOR 801.12 FEET TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE 0°40'44" RIGHT RUN SOUTHERLY ALONG THE WEST LINE OF THE NE1/4 OF THE SE1/4 OF SECTION 8 FOR 959.60 FEET; THENCE 90°12'55" LEFT RUN EASTERLY FOR 380.00 FEET; THENCE 75°21'2" LEFT RUN NORTHEASTERLY FOR 864.42 FEET TO THE POINT OF BEGINNING. CONTAINING 14.18 ACRES.

SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS OF RECORD THAT MAY EXIST.

20171227000459370 2/4 \$144.00
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PART OF PARCEL-Number: 04 308 0 000 0.02,000
(Page 2 of 3)

STATE OF Alabama
COUNTY OF Shelby

I, Ragan Christa, Notary Public in and for the State of Alabama, do hereby certify that on this 3 day of (mo.) August, (yr.) 2010, personally appeared before me Cindy Morgan known to be the individual(s) described in and who executed the within instrument and acknowledged that Cindy Morgan signed the same as Cindy Morgan free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and official seal this 3 day of (mo.) August, (yr.) 2010. Commission expires (mo./day) MY COMMISSION EXPIRES JANUARY 15, 2012.

(Seal)

Ragan Christa
Notary Public



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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
Mailing Address

Cindy Morgan
3609 Shandwick
Birmingham, AL 35242

Grantee's Name
Mailing Address

Sunny R. Clowdus
P.O. Box 262
Leeds, AL 35094

Property Address

no address
assigned

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

120,000

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 12/27/17

Print

Sunny R. Clowdus

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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