

20180111000013050

01/11/2018 03:41:26 PM

DEEDS 1/4

This instrument was prepared by:

Jeff W. Parmer

Law Offices of Jeff W. Parmer, LLC

2204 Lakeshore Drive, Suite 125

Birmingham, Alabama 35209

Send Tax Notice To:

Jeremy L. Hodges and Candace B.

Hodges

1639 Eastern Valley Road
Montevallo, AL 35115

Quit Claim DEED
with Joint Survivorship Rights

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

(Consideration \$305,000.00)
That in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned **Paula D. Brown, a married person** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Jeremy L. Hodges and Candace B. Hodges** (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to easements and restrictions of record.

The property conveyed is not the homestead of the grantor nor that of her spouse.

Paula D. Brown is one and the same person as Paula Dian Brown.

Jul
\$305,000.00
\$0.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 in fee 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, forever.

IN WITNESS WHEREOF, the undersigned has hereto set her hand and seal this 11th day of January, 2018.

Paula D. Brown (L.S.)
Paula D. Brown

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Paula D. Brown** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that she executed the same voluntarily on the day same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of Jan., 2018.

[Signature]
NOTARY PUBLIC -
My Commission Expires:

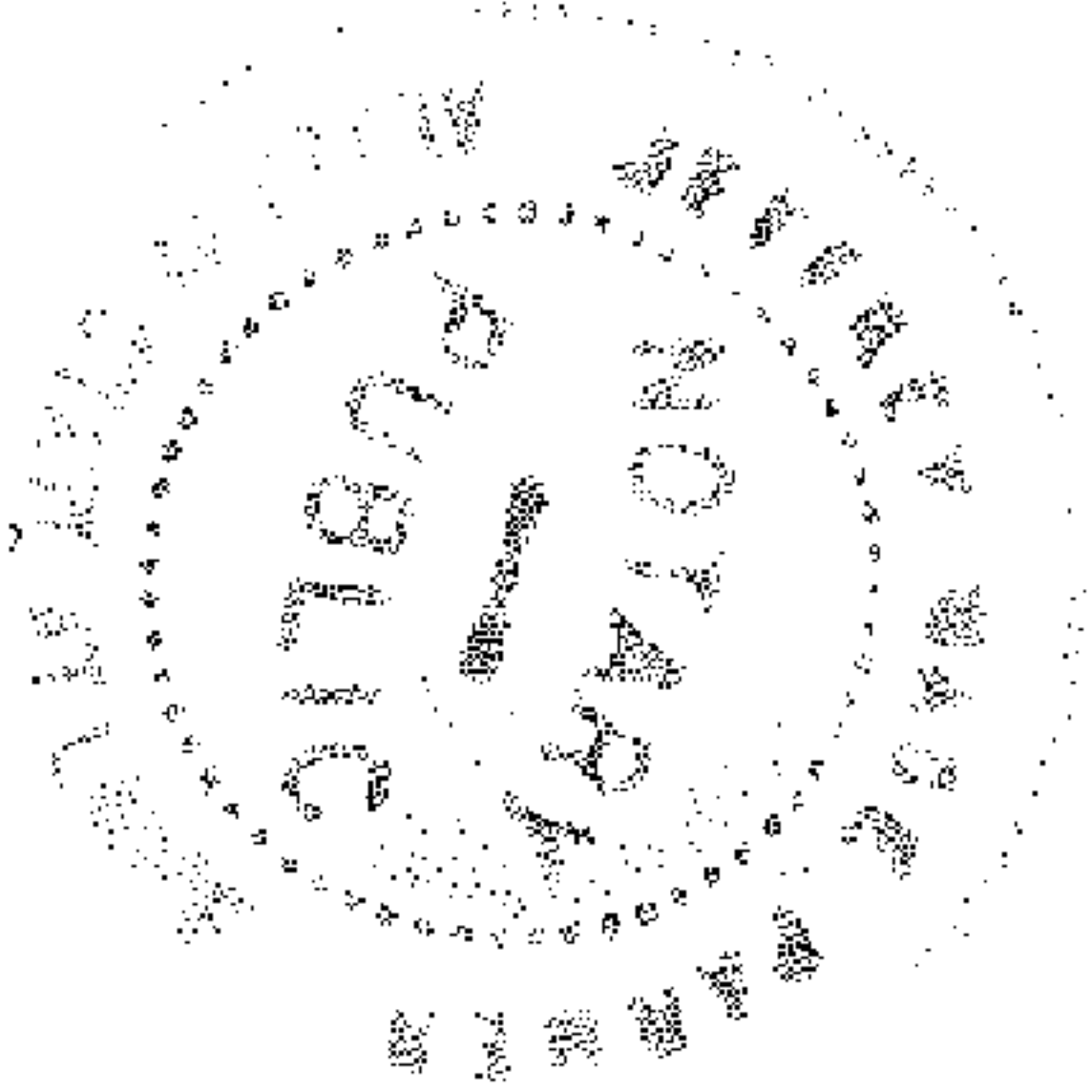


Exhibit A

Legal Description

A parcel of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama described as follows: Commence at the Northwest Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run East along the North boundary 394.46 feet; thence turn 95 degrees 35 minutes Right and Southerly along a fence line 578.83 feet; thence turn 84 degrees 25 minutes Right and run West 362.28 feet to the intersection of the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn 92 degrees 23 minutes 48 seconds Right and run North along said West boundary 576.14 feet to Point of Beginning.

And Also:

A Right-of-Way 30 feet in width whose Centerline is described as follows: commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South along the West boundary 854.11 feet; thence turn 89 degrees 56 minutes 56 seconds Left and run East 453.14 feet to the centerline of said easement and the Point of Beginning; thence turn 92 degrees 03 minutes Left and run Northerly along said centerline 82.63 feet; thence turn 40 degrees 44 minutes 56 seconds Left and run Northwesterly along said Centerline 90.36 feet; thence turn 53 degrees 28 minutes 20 seconds Right and run Northerly along said Centerline 370.00 feet; thence turn 67 degrees 00 minutes Left and run Northwesterly along said Centerline 96.94 feet to the termination of said easement.

Situated in Shelby County, Alabama.

AND

A parcel of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South along the West boundary 576.59 feet to the point of beginning; thence continue on the same line 277.52 feet; thence turn 89 degrees 56 minutes 56 seconds left and run Easterly 468.14 feet; thence turn 89 degrees 55 minutes 18 seconds right and run South 335.06 feet; thence turn 86 degrees 57 minutes left and run Easterly 464 feet; thence turn 86 degrees 57 minutes right and run South 22.4 feet; thence turn 90 degrees 03 minutes left and run Easterly 231.36 feet; thence turn 90 degrees 21 minutes 46 seconds left and run North 1284.52 feet, more or less, to the intersection of the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn 91 degrees 58 minutes left and run West along said boundary 758.32 feet to a fence; thence turn 84 degrees 25 minutes left and run South along said fence 578.83 feet, thence turn 84 degrees 25 minutes right and run West 362.28 feet the point of beginning.

Less and except the following described right of way:

A right of way 30 feet in width whose centerline is described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run South along the West boundary 854.11 feet; thence turn 89 degrees 56 minutes 56 seconds left and run East 453.14 feet to the centerline of said easement and the point of beginning; thence turn 104 degrees 08 minutes left and run Northerly along said centerline 82.63 feet; thence turn 40 degrees 44 minutes 56 seconds left and run Northwesterly along said centerline 90.36 feet; thence turn 53 degrees 28 minutes 20 seconds right and run Northerly along said centerline 370 feet; thence turn 67 degrees 00 minutes left and run Northwesterly along said centerline 95 feet to the termination of said easement.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Paula D. Brown
Mailing Address 1639 Eastern Valley Road
Montevallo, AL 35115

Grantee's Name Jeremy L. Hodges & Candace B. Hodges
Mailing Address 1639 Eastern Valley Road
Montevallo, AL 35115

Property Address Acreage-Blossom Street

Date of Sale 01/11/2018
Total Purchase Price \$ 305,000.00
or
Actual Value \$
or
Assessor's Market Value \$

20180111000013050 01/11/2018 03:41:26 PM DEEDS 4/4

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 1/11/18

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2018 03:41:26 PM
\$25.00 CHERRY
20180111000013050

Jeff W. Parmer