

**THIS INSTRUMENT PREPARED BY:**

**M. Lee Johnsey, Esq.  
Balch & Bingham LLP  
Post Office Box 306  
Birmingham, Alabama 35201**

**SEND TAX NOTICE TO:**

**Daniel Rudd  
1307 North Nashville Avenue  
Sylacauga, AL 35150**

**20180124000022450  
01/24/2018 07:18:28 AM  
DEEDS 1/5**

**STATE OF ALABAMA**

)

)

**QUITCLAIM DEED**

**SHELBY COUNTY**

)

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Joseph Shepherd** ("Grantor") hereby remises, releases, quitclaims, grants, sells and conveys unto **Daniel Rudd** ("Grantee") all of Grantor's right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, and being more particularly described in **Exhibit 1** hereto (the "Property").

Some or all of the above-described Property has a Parcel ID number of 58-19-03-06-2-001-007.003 and is subject to that certain tax deed dated April 16, 2015, executed by the Judge of Probate of Shelby County, Alabama in favor of Grantor and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20150421000129160 (the "Tax Deed"). Grantor also hereby remises, releases, quitclaims, grants, sells and conveys unto Grantee, all of Grantor's right, title, interest and claim in or to the Tax Deed.

Grantor hereby represents and warrants that Grantor has not transferred, conveyed, and/or assigned to any third party any interest of Grantor in the Property and/or the Tax Deed. Grantor further represents and warrants that no third party has a joint or shared interest with Grantor in the Tax Deed.

**IT IS THE INTENT OF THIS CONVEYANCE TO PERFECT TITLE IN GRANTEE**, and to convey unto Grantee all of Grantor's right, title, interest and claim in and to the Property and the Tax Deed.

**TO HAVE AND TO HOLD** to said Grantee and its successors and assigns forever.

*[Signature of following page]*


IN WITNESS WHEREOF, Grantor has executed this Deed on the 13 day of November, 2017.

 (SEAL)  
JOSEPH SHEPHERD

STATE OF AL)  
COUNTY OF Jefferson

I, the undersigned, Notary Public in and for said County in said State, hereby certify that **Joseph Shepherd**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand this the 13 day of Nov, 2017.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: 9/28/19

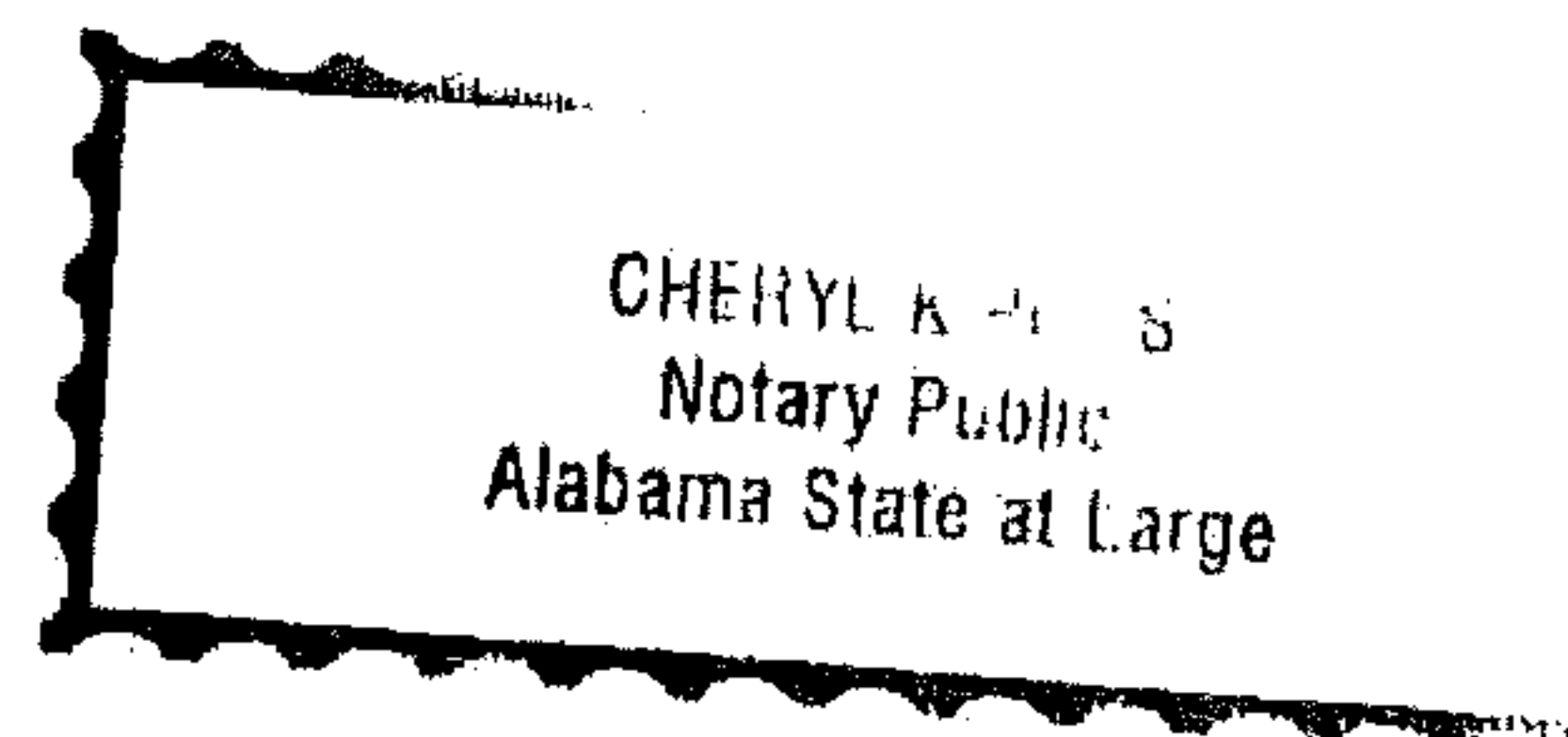


Exhibit 1

**Description of Property**

TRACT I:

Commence at the Northeast corner of the NW 1/4 of the NW 1/4 in Section 6, Township 21 South, Range 2 East, Shelby County, Alabama and run South 01 degrees 01 minutes 21 seconds West, along the East line thereof a distance of 31.39 feet to the Northwest R/W line of Alabama Highway No. 25; thence South 31 degrees 05 minutes 44 seconds West, along said R/W a distance of 129.98 feet to an existing 3/4" steel rod; thence South 31 degrees 37 minutes 12 seconds West, along said R/W a distance of 269.52 feet; thence North 58 degrees 22 minutes 48 seconds West, leaving said R/W a distance of 20.00 feet to the point of beginning; thence continue North 58 degrees 22 minutes 48 seconds West, a distance of 115.00 feet; thence North 31 degrees 37 minutes 12 seconds East, a distance of 90.00 feet; thence South 58 degrees 22 minutes 48 seconds East, a distance of 115.00 feet; thence South 31 degrees 37 minutes 12 seconds West, a distance of 90.00 feet to the point of beginning.

ALSO a 40' wide ingress, egress, and utility easement, lying 20' on each side of the centerline herein described:

Commence at the Northeast corner of the NW 1/4 of the NW 1/4 in Section 6, Township 21 South, Range 2 East, Shelby county, Alabama and run South 01 degrees 01 minutes 21 seconds West along the East line thereof a distance of 31.39 feet to the Northwest R/W line of Alabama Highway No. 25; thence South 31 degrees 05 minutes 44 seconds West, along said R/W a distance of 129.98 feet to an existing 3/4" steel rod; thence South 31 degrees 37 minutes 12 seconds West, along said R/W a distance of 289.52 feet to the point of beginning of the centerline herein described; thence North 58 degrees 22 minutes 48 seconds West, leaving said R/W a distance of 64.00 feet; thence North 31 degrees 37 minutes 12 seconds East, a distance of 20.00 feet to the point of termination of the centerline herein described.

ALSO:

Commence at the NE corner of the NW 1/4 of the NW 1/4 in Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, and run South 01 degrees 01 minutes 21 seconds West along the East line thereof a distance of 31.39 feet to the NW right of way line of Alabama Highway No. 25; thence South 31 degrees 05 minutes 44 seconds West along said right of way a distance of 129.98 feet to the existing 3/4" steel rod; thence South 31 degrees 37 minutes 12 seconds West along said right of way a distance of 269.52 feet to a point; thence North 58 degrees 22 minutes 48 seconds West leaving said right of way a distance of 20 feet to a point; thence continue North 58 degrees 22 minutes 48 seconds West a distance of 115 feet to the point of beginning; from the point of beginning thus established continue the last described course a distance of 20 feet to a point; from said point run thence North 31 degrees 37 minutes 12 seconds East a distance of 90 feet to a point; from said point run thence South 58 degrees 22 minutes 48 seconds East a distance of 20 feet to a point; from said point run thence South 31 degrees 37 minutes 12 seconds West a distance of 90 feet to a point, subject to an easement 20 feet wide and of uniform width across the SE side of said parcel for ingress and egress.

TRACT II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A 40 foot wide ingress, egress and utility easement lying 20 feet on each side of the centerline herein described:

Commencing at the NE corner of the NW 1/4 of the NW 1/4 in Section 6, Township 21 South, Range 2 East, Shelby County, Alabama and run South 01 degrees 01 minutes 21 seconds West along the East line thereof a distance of 31.39 feet to the NW right of way of Alabama Highway No. 25; thence South 31 degrees 05 minutes 44 seconds West along said right of way a distance of 129.98 feet to an existing 3/4" inch steel rod; thence South 31 degrees 37 minutes 12 seconds West along said right of way a distance of 289.52 feet to the point of beginning of the centerline herein described; thence from the point of beginning thus established run North 58 degrees 22 minutes 48 seconds West leaving said right of way a distance of 165 feet to a point; thence North 31 degrees 37 minutes 12 seconds East a distance of 20 feet to the point of termination of the centerline herein described.

LESS AND EXCEPT that portion shown in Lis Pendens recorded in Inst. #20130222000075930 and Inst. #2012116000439570.

## Real Estate Sales Validation Form

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

Grantor's Name Joseph Shepherd  
Mailing Address 2700 Paden Trail  
Birmingham, AL 35226

Grantee's Name Daniel Rudd  
Mailing Address 1307 North Nashville Avenue  
Sylacauga, AL 35150

Property Address Parcel No: 19-3-06-2-001-007.003

Date of Sale 11/13/2017

Total Purchase Price \$

or

Actual Value \$

20180124000022450

01/24/2018 07:18:28 AM DEEDS 5/5 or

Assessor's Market Value \$127,590.00

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 11/13/2017

Print Jonathan Grayson

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  
01/24/2018 07:18:28 AM  
\$155.00 CHERRY  
20180124000022450

*Jonathan Grayson*