

**QUITCLAIM DEED**

STATE OF ALABAMA        )  
                                  )    KNOW ALL PERSONS BY THESE PRESENTS, THAT.  
COUNTY OF SHELBY        )

For and in consideration of the cash payment of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged: the undersigned, **Tammy Schoel as Special Conservator for Lindsay Jo Vinsant, an incapacitated person, pursuant to Order of the Probate Court of Jefferson County dated January 23, 2018** ("Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to **Colbert Frederick Clark** (hereinafter called "Grantee"), all of her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**The NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4, all in Section 28, Township 18 South, Range 1 East, LESS AND EXCEPT a parcel containing 3 acres more or less of land in the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 28. Said parcel has equal distances on each side.**

**Also:**

**A 50 foot wide easement lying East of and adjacent to the West section line of Section 28, Township 18 South, Range 1 East, said easement begins at a point 432.60 feet North of the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East and runs North to the South right of way line for County Road #43 AND ALSO the following described centerline of a 25 foot wide easement as follows:**

**Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 28, Township 18 South, Range 1 East; thence run North on the section line for 445.10 feet; thence right 90°00'00" for 50.0 feet to the point of beginning; thence continue on the same line for 196.11 feet; thence right 3°14'00" for 494.88 feet; thence left 3°02'30" for 700.0 feet; thence Southeast for 1280 feet more or less to the West 1/4-1/4 line for the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East. Said point being 12.5 feet South of the Northwest corner of the NW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 1 East and the point of ending.**

**All being situated in Shelby County, Alabama.**

**The above described property does not constitute the homestead of the Grantor.**

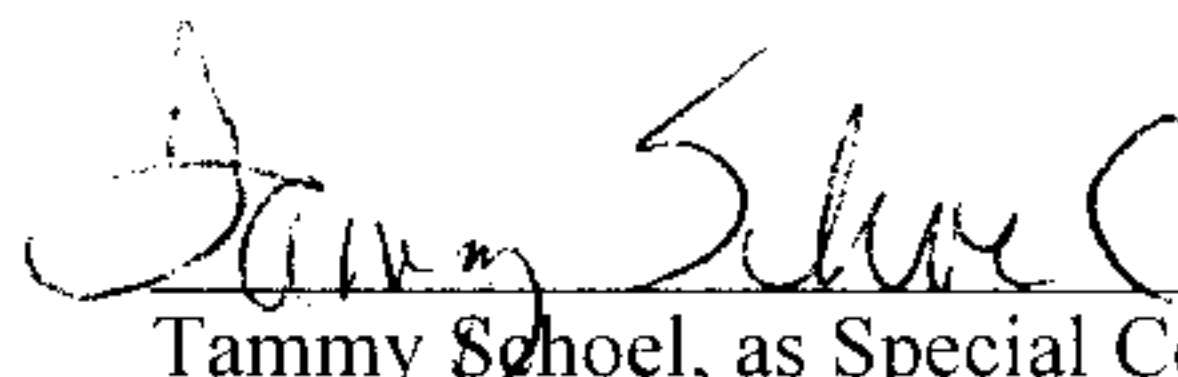
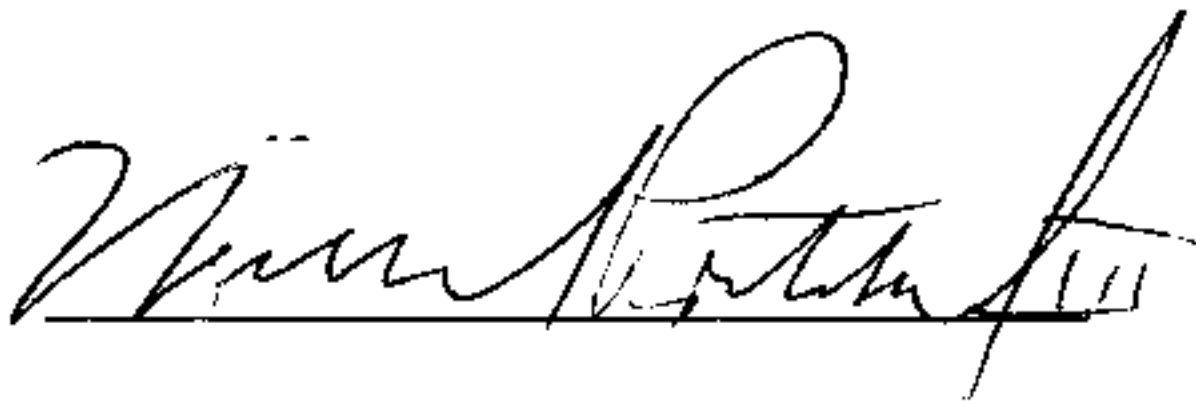
The purpose of this Quitclaim Deed is for the Grantor to convey all of her right, title, and interest in the said property by virtue of being an heir of John P. Vinsant, who died intestate on or about June 25, 2005.

Subject to existing: easements, restrictions, set back lines, rights-of-way, limitations, if any, of record.

TO HAVE AND TO HOLD, to the Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 25<sup>th</sup> day of January, 2018.

WITNESS:



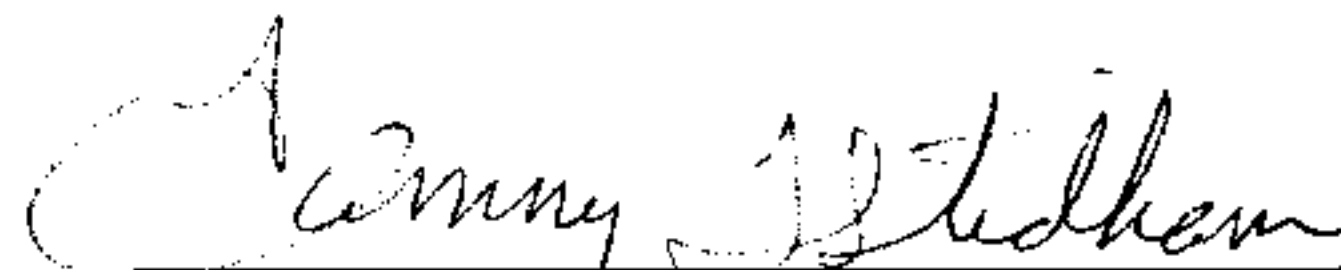
Tammy Schoel, as Special Conservator for  
Lindsay Jo Vinsant, an incapacitated person  
Pursuant to Order of the Judge of Probate of  
Jefferson County dated January 23, 2018

STATE OF ALABAMA     )  
                                      )  
COUNTY OF JEFFERSON    )

**ACKNOWLEDGMENT**

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Tammy Schoel, whose name is signed to the foregoing Quitclaim Deed as Special Conservator for Lindsay Jo Vinsant, an incapacitated person pursuant to Order of the Probate Court of Jefferson County dated January 23, 2018, and who is known to me, acknowledged before me on this day, that, with full authority as such Special Conservator, and being informed of the contents of the Quitclaim Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25<sup>th</sup> day of January, 2018.




Notary Public

My Commission Expires: 5/11/2021

20180126000028020 2/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/26/2018 03:31:20 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

WILLIAM S. PRITCHARD, III  
PRITCHARD, McCALL & JONES, L.L.C.  
505 20<sup>th</sup> Street North  
Suite 1210 Financial Center  
Birmingham, Alabama 35203  
Phone: (205) 328-9190

  
20180126000028020 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/26/2018 03:31:20 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Tammy Schoel as Special Conservator  
Mailing Address for Lindsay Jo Vinsant  
c/o William S. Pritchard, III, Esq.  
505 20th Street North, Suite 1210, Birmingham, AL 35203

Grantee's Name Colbert Frederick Clark  
Mailing Address c/o William S. Pritchard, III, Esq.  
505 20th Street North, Suite 1210  
Birmingham, AL 35203

Property Address See legal description set forth in deed  
attached hereto.

Date of Sale 1-25-18

Total Purchase Price \$ 500.00

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 Deed to clear title

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 1-25-18

Print Michael M. Partain

Unattested

Sign Michael M. Partain

(Grantor/Grantee/Owner/Agent) circle one



20180126000028020 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/26/2018 03:31:20 PM FILED/CERT

Print Form

Form RT-1