

Shelby County: AL 02/20/2018
State of Alabama
Deed Tax: \$32.50


20180220000054700 1/2 \$50.50
Shelby Cnty Judge of Probate, AL
02/20/2018 02:52:56 PM FILED/CERT

(Space above this line reserved for Recording Office)

The preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the legal description contained herein. This deed was prepared without the benefit of a survey or title search.

Prepared by:
John Bahakel, Attorney
2131-12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice to:
Rachel Kay Sasser
191 Sweetbay Dr
Maylene, AL 35114

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Thousand Dollars (\$5,000.00)* and as required under that certain divorce decree in the matter of Katherine Kay Stagner vs. Randall Franklin Stagner, DR 91-023 in the Domestic Relations Court for Shelby County, Alabama, and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Randall Franklin Stagner, a single person, whose address is 835 Honeysuckle Lane, Alabaster, Alabama, and Katherine Kay Stagner Calhoun, a single person, whose address is 606 Commercial Street, Hanceville, Alabama, (herein referred to as Grantors) do grant, bargain, sell and convey unto Rachel Kay Sasser, whose address is 191 Sweetbay Drive, Maylene, Alabama, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

A parcel of land in the NW 1/4 of the NW 1/4, Sec. 34, Township 21-South, Range 1-East, Shelby County, Alabama, described more particularly as follows: From the NE corner of said 1/4-1/4 section, run West along the north 1/4-1/4 line for 462 feet to a fence corner post marking a parcel heretofore conveyed and the point of beginning of subject parcel of land; from said point thus established, continue to run West (along a fence) for 764.3 feet to a point on the east right of way line of County Road No. 77; thence deflect left an angle of 83 degrees 21 minutes and run southerly (a chord bearing and distance) along a curve concave to the left for 212 feet; thence deflect 96 degrees 39 minutes left and run easterly and parallel to the north 1/4-1/4 line for 793.1 feet to a point; thence deflect left 90 degrees 00 minutes and run northerly for 208.7 feet, and back to the point of beginning, containing 3.8 acres, more or less.

Parcel II

A lot or parcel of land lying and being situated in the NW 1/4 - NW 1/4, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama, described more particularly as follows: From the NE corner of said 1/4-1/4 Section, run West along the North 1/4-1/4 line for 462 feet to a fence corner post; thence run South along a fence for 84.4 feet to a fence corner at a 14' pine tree, and the point of beginning of subject lot; from said point thus established, continue said course for 210 feet; thence run South 74° East for 488 feet to a point on a fence; thence run North 42° 17' West along said fence for 489 feet; thence run South 83° West along a fence for 141.2 feet, and back to the point of beginning, and containing 2 acres, more or less.

Subject to easements, restrictions, covenants, encumbrances, and reservations of record, if any.

*(Note: One half of the subject property is transferred as Ordered by the decree of divorce in the Shelby County Case of Katherine Kay Stagner vs. Randall Franklin Stagner, DR 91-023. The Revenue Commissioner value of

the remaining 1/2 of the property is \$32,225.00.)

Katherine Kay Stagner and Katherine Kay Stagner Calhoun are one and the same person.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns, forever.

WITNESS our hands and seals this the 26th day of January, 2018.

Randall Franklin Stagner
Randall Franklin Stagner
Katherine Kay Stagner Calhoun
Katherine Kay Stagner Calhoun

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall Franklin Stagner, whose name is signed to the foregoing conveyance, and who is known to me or who provided proof of his identity, acknowledged before me on this day, that being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of January, 2018.

Rebecca Turner

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES DEC. 8, 2019

State of Alabama
County of *Shelby*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine Kay Stagner Calhoun, whose name is signed to the foregoing conveyance, and who is known to me or who provided proof of her identity, acknowledged before me on this day, that being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of February, 2018.

Sharon Anderson

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 17, 2019


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