


20180307000073420 1/4 \$99.00
Shelby Cnty Judge of Probate, AL
03/07/2018 08:08:00 AM FILED/CERT

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 26th day of February, 2018
by first party: Jana J. Sobel, a single person
to second party: Jordan Todd Sobel
Whose address is: 185 Grimes Rd, Indian Springs, AL 35124

Witnesseth, That the said first party, for good consideration and for the sum of \$75,000.00 (Seventy-Five Thousand and No/100) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

SEE ATTACHED EXHIBIT "A"

Pursuant to the terms of the divorce in Case# 58-DR-2017-900350.00.

Subject to Easements, Restrictions and Rights of way of record.

Shelby County, AL 03/07/2018
State of Alabama
Deed Tax: \$75.00

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 5th day of February, 2018.

Jana J. Sobel
Jana J. Sobel

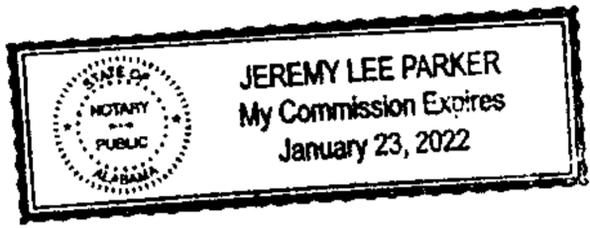
State of Alabama
County of Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jana J Sobel whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily.

Given under my hand and official seal, this the 5th day of February, 2018.

[Signature]
Notary Public
My Commission Expires: 1-23-22

PREPARED BY: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216



20180307000073420 2/4 \$99.00
Shelby Cnty Judge of Probate: AL
03/07/2018 08:08:00 AM FILED/CERT

EXHIBIT "A"

Legal description

Commence at the NE corner of Section 28, Township 19 South Range 2 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West a distance of 1097.00 feet to the point of beginning; thence North 89 degrees 46 minutes 07 seconds West a distance of 324.54 feet to a point on the Southeast R.O.W. line of an Alabama Power Company Transmission Line; thence South 53 degrees 43 minutes 22 seconds West and along said ROW line a distance of 248.08 feet; thence South 13 degrees 41 minutes 22 seconds East and leaving said ROW line a distance of 141.68 feet; thence North 75 degrees 51 minutes 05 seconds East a distance of 229.12 feet; thence South 13 degrees 48 minutes 43 seconds East a distance of 261.24 feet to a point on the centerline of a 30 foot ingress/egress and Utility Easement; thence North 59 degrees 32 minutes 08 seconds East and along said centerline a distance of 243.21 feet to a curve to the right, having a radius of 35.63, a central angle of 80 degrees 18 minutes 03 seconds and subtended by a chord which bears South 80 degrees 19 minutes 06 seconds East and a chord distance of 45.95 feet; thence along the arc of said curve and said centerline, a distance of 49.94 feet; thence South 40 degrees 05 minutes 13 seconds East and along said centerline a distance of 39.13 feet to the end of above said 30 foot easement centerline; thence North 76 degrees 19 minutes 39 seconds East a distance of 22.41 feet; thence North 13 degrees 45 minutes 18 seconds West a distance of 401.38 feet to the point of beginning.

Also, per deed, the most westerly 30 feet and the most southerly 15 feet of the above described parcel, which has been reserved as an easement for ingress/egress and utilities and together with a ROW for ingress/egress and utilities between the above described parcel and Shelby County Highway 119, as shown on plat and recorded in Inst. No. 20131125000460930 in the Office of the Judge of Probate of Shelby County, Alabama.



20180307000073420 3/4 \$99.00
Shelby Cnty Judge of Probate, AL
03/07/2018 08:08:00 AM 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	Jana J Sobel	Grantee's Name	Jordan Todd Sobel
Mailing Address	185 grimes Rd Indian springs AL 35154		185 grimes Rd Indian Springs AL 35124
Property Address	185 Grimes Rd Indian Springs Rd	Date of Sale	February 27, 2018
		Total Purchase Price	\$ 75,000.00
		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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | |

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.

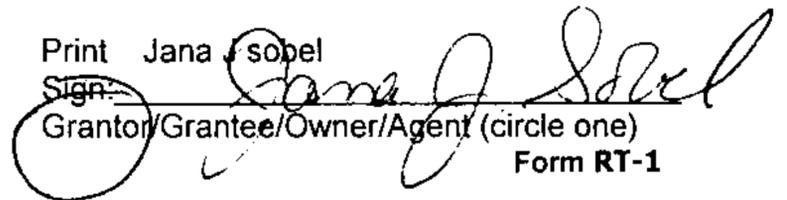
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: February 27, 2018

 (verified by)

Print Jana J Sobel
 Sign: 
 Grantor/Grantee/Owner/Agent (circle one)
Form RT-1

