

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham

Pelham, AL 35124

(205) 445-1619

Send Tax Notice to: Riley Sherman Wipperman
(Name) John David Wipperman
(Address) 158 Melissa Drive
Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY



20180314000082540 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
03/14/2018 10:56:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars and Other Good and Valuable Consideration (\$10.00)** to **Melissa Wipperman, a married woman**, the "Grantor" herein, in hand paid by **John Devin Wipperman and Riley Sherman Wipperman, as joint tenants with right of survivorship**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, to wit:

SEE "EXHIBIT A" HERETO ATTACHED FOR LEGAL DESCRIPTION

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.
- The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

Situated in **Shelby County, Alabama**.

TO HAVE AND TO HOLD to the said John Devin Wipperman and Riley Sherman Wipperman and Grantee's heirs and assigns forever.

Given under my hand and seal this 14th day of March, 2018.

Melissa Wipperman
Melissa Wipperman

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Melissa Wipperman, who 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, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 14th day of March, 2018.

Cassy L. Dailey
Notary Public – Cassy L. Dailey
Commission Expires: 6/4/2018



Shelby County, AL 03/14/2018
State of Alabama
Deed Tax: \$5.00

Exhibit A

A Parcel of land to be known as Lot 2 of Whipperman Family Subdivision, in the process of being reviewed by Shelby County Development Services and being more particularly described as follows:

BEGIN at the NW Corner of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°06'15"E, a distance of 210.05'; thence S03°22'20"E, a distance of 189.80'; thence S89°02'12"E, a distance of 209.80'; thence S03°22'36"E, a distance of 144.06'; thence S89°18'29"W, a distance of 313.13'; thence S03°26'39"E, a distance of 252.31'; thence S89°18'29"W, a distance of 105.75'; thence N03°26'39"W, a distance of 550.08' to the POINT OF BEGINNING.

Said Parcel containing 2.50 acres, more or less.

SUBJECT TO a 30' Ingress/Egress Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the NW Corner of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama; thence thence S89°06'15"E, a distance of 210.05'; thence S03°22'20"E, a distance of 189.80'; thence S89°02'12"E, a distance of 209.80'; thence S03°22'36"E, a distance of 144.06'; thence S89°18'29"W, a distance of 191.07' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N76°07'51"E, a distance of 155.73' to the centerline of an existing 30' Ingress/Egress Easement, as recorded in Instrument #20071226000577410, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF ENDING OF SAID CENTERLINE.

SUBJECT TO an existing 30' Ingress/Egress Easement, as recorded in Instrument #20071226000577410, in the Office of the Judge of Probate of Shelby County, Alabama.



201803140000082540 2/3 \$26.00
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Real Estate Sales Validation Form

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

Grantor's Name Melissa Wipperman
Mailing Address 156 Melissa Drive
Alabaster, AL 35007

Grantee's Name John Devin Wipperman
Mailing Address Riley Sherman Wipperman
158 Melissa Drive
Alabaster, AL 35007

Property Address 158 Melissa Drive
Alabaster, AL 35007

Date of Sale 3-14-18
Total Purchase Price \$ 5,000.00


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)

- ☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other _____


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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 3-14-18

Print Cassy L. Daily

Sign Cassy L. Daily

Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1