

This instrument was prepared by:
Ramona J. Morrison
Morrison & Spann, LLC
P.O. Box 278
Columbiana, AL 35051

Please send tax notice to:
Allan F. Nettles
1611 20th Avenue
Calera, Alabama 35040



20180316000087970 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
03/16/2018 02:04:44 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum 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, PAMELA D. NETTLES, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to ALLAN F. NETTLES, an unmarried man, (hereinafter called Grantee) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

TRACT 3: (South 1/2 of Parcel 2)

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the intersection of the South margin 20th Avenue and the West margin of 16th Street; thence run Southerly along the West margin of 16th Street a distance of 103.69 feet to the point of beginning; thence continue Southerly along the same course and the West margin of 16th Street a distance of 102.16 feet; thence 92 degrees 24 minutes 04 seconds Westerly a distance of 150.05 feet; thence in interior angle right, clockwise of 87 degrees 05 minutes 28 seconds Southerly 5.90 feet; thence an exterior angle right, clockwise of 273 degrees 35 minutes 49 seconds Westerly 16.00 feet; thence an interior angle left, counterclockwise of 88 degrees 17 minutes 11 seconds Northerly 107.79 feet; thence right 87 degrees 35 minutes 55 seconds Easterly a distance of 156.03 feet to the point of beginning. According to the survey of Carr & Associates Engineers, Inc.

TRACT 2: (North 1/2 of Parcel 2)

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence and begin at the intersection of the South margin of 20th Avenue and the West margin of 16th Street; Thence run Southerly along the West margin of

16th Street a distance of 103.69 feet; Thence right 92 degrees 54 minutes 32 seconds westerly a distance of 136.03 feet; thence right 92 degrees 24 minutes 05 seconds northerly 103.78 feet; thence right 87 degrees 39 minutes 02 seconds easterly (an interior angle left, counterclockwise of 92 degrees 20 minutes 58 seconds) along the South margin of 20th Avenue a distance of 146.42 feet to the point of Beginning, according to the survey of Carr & Associates Engineers, Inc.

SUBJECT TO: Existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

This instrument was prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10th day of March, 2018.

Pamela D. Nettles
PAMELA D. NETTLES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that PAMELA D. NETTLES, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executes the same voluntarily on the day the same bears date.

Given under my hand this 16 day of March, 2018.

Leigha Goodman Marlow
Notary Public
My Commission Expires: February 16, 2021

LEIGHA GOODMAN MARLOW
Notary Public
Alabama State at Large



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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 PAMELA D. NETTLES
Mailing Address _____

Grantee's Name ALLAN F. NETTLES
Mailing Address 1611 20TH AVENUE
CALERA, AL 35040

Property Address 1611 20TH AVE.
CALERA, AL 35040



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Date of Sale MARCH 6, 2018
Total Purchase Price \$ _____
or
Actual Value \$ 78,000
or
Assessor's Market Value \$ 39,000

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 QUITCLAIM DEED PER DECREE
OF DIVORCE

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 _____

Print ALLAN F. NETTLES

Unattested _____

(verified by)

Sign Allen F. Nettles
(Grantor/Grantee/Owner/Agent) circle one