

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

Please send tax notice to:
KARL JONES
202 Chestnut Circle
Alabaster, Alabama 35007

QUITCLAIM DEED

20180323000096760
03/23/2018 02:11:05 PM
QCDEED 1/3

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, CONNIE JONES, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to D. KARL JONES, 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:

See legal description attached hereto as Exhibit "A" and incorporated herein.

This instrument 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 27th day of Dec., 2017.




CONNIE JONES

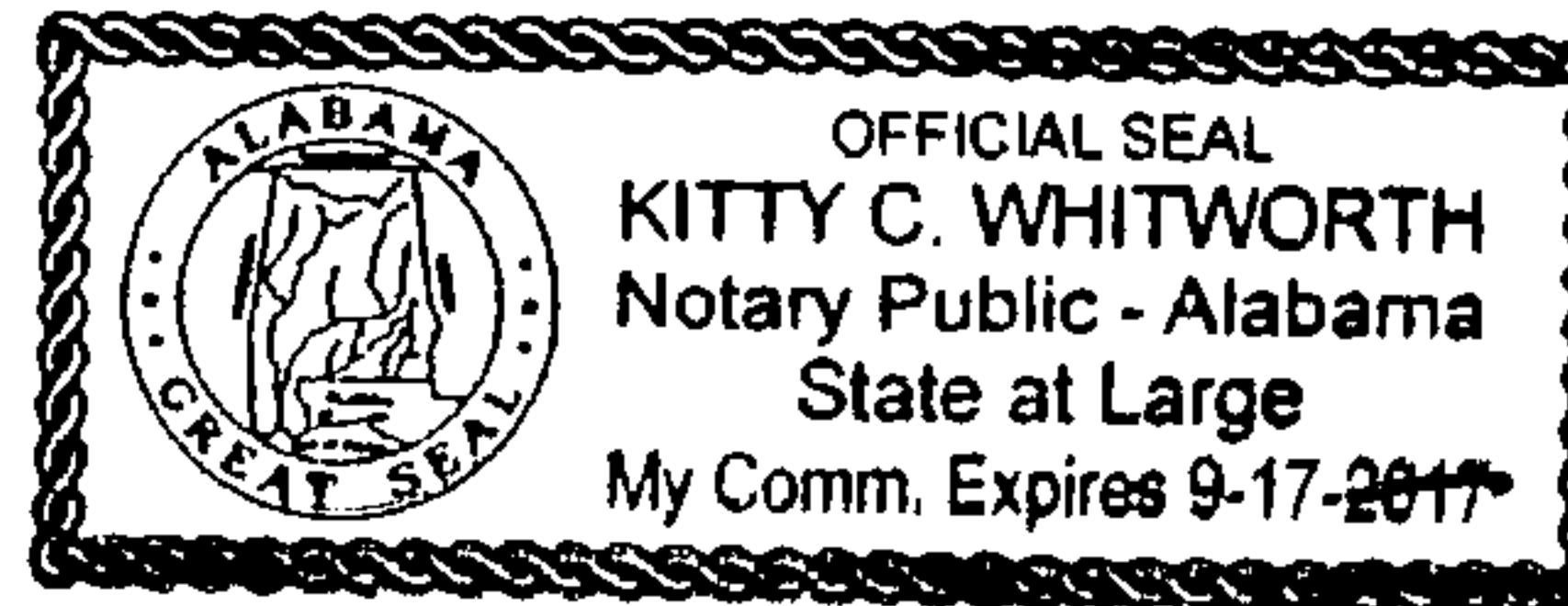
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, hereby certify that CONNIE JONES, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of Dec., 2017.



Notary Public
My Commission Expires: _____



2021

EXHIBIT A

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Parcel I

A parcel of land located in the SW 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County; thence run East 974.97 feet to the East right of way of U. S. Highway #31; thence left 106 deg. 54 min. 35 sec. 1023.91 feet to the Southwest corner of Performance Tire Company and being the point of beginning and being marked by an existing iron rebar set by Laurence D. Weygand; thence right 105 deg. 10 min. 51 sec. and run in an easterly direction for a distance of 194.69 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90 deg. 07 min. 30 sec. and run in a northerly direction for a distance of 95.68 feet of an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 89 deg. 39 min. 37 sec. and run in a westerly direction for a distance of 220.38 feet to an existing iron rebar being on the East right of way line of U.S. Highway #31; thence turn an angle to the left of 105 deg. 14 min. 19 sec. and run in a southeasterly direction for a distance of 100.0 feet, more or less, to the point of beginning.

Parcel II

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run East 974.97 feet to the East right of way line of U.S. Highway #31; thence left 106 deg. 54 min. 35 sec. 1023.91 feet to the Southwest corner of Performance Tire Company; thence right 105 deg. 10 min. 51 sec. and run in an Easterly direction for a distance of 194.69 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in an easterly direction along the last mentioned course for a distance of 167.30 feet to an existing iron rebar and being on the West line of Lot 11, Blue Berry Estates, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5 page 72; thence turn an angle to the left of 107 deg. 53 min. 10 sec. and run in a Northwesterly direction along the West line of Lot 11 and Lot 12 of said Blueberry Estates for a distance of 100.0 feet to an existing iron rebar; thence turn an angle to the left of 71 deg. 53 min. 57 sec. and run in a Westerly direction for a distance of 136.80 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90 deg. 20 min. 23 sec. and run in a Southerly direction for a distance of 95.68 feet, more or less to the point of beginning.

Mineral and mining rights excepted.

Real Estate Sales Validation Form

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

Grantor's Name Connie Jones
Mailing Address 1309 Caliston Way
Pelham, AL 35124

Grantee's Name Karl Jones
Mailing Address 202 Chestnut Cir.
Alabaster, AL 35007

Property Address 3351 Pelham Pkwy.
(Hwy. 31 South)
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

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Assessor's Market Value \$ 309,690 / 154,845

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 Appraisal
 Sales Contract Other 1/2 of assessor's market value
 Closing Statement under 13-6-24-3-001-020.061

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 _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2018 02:11:05 PM
\$176.00 CHERRY
20180323000096760

[Signature]