

This Instrument was prepared without
examination of title by:

Anna Funderburk Buckner, Esq.
ANNA F. BUCKNER, LLC
1859 Ogletree Road
Auburn, Alabama 36830

Send Tax Notice To:

Lacey Marie Whitaker
448 Rock School Rd
Wilsonville, AL
35186

QUITCLAIM DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **OSCAR ALLEN BAILEY** and **SHIRLEY SUE BAILEY**, not in their individual capacities but solely in their capacities as Trustees of the **OSCAR ALLEN AND SHIRLEY SUE BAILEY TRUST**, dated August 27, 2013, as amended and/or restated from time to time (collectively, the "Grantor"), the Grantor does hereby remise, release, quitclaim and convey, forever, to **LACEY MARIE WHITAKER** (the "Grantee") all of Grantor's right, title, interest and claim, including any life estate interest, if any, in or to the following described property situated in Shelby County, Alabama (the "Property"), to-wit:

A parcel of land situated in the north half of the southwest quarter of Section 33, Township 19 South, Range 01 East, being more particularly described as follows:

COMMENCING at the southwest corner of the north half of the southwest quarter, said point being a 1/2 rebar, thence North 01°23'12" East for a distance of 407.86 feet to a 5/8" rebar and the POINT OF BEGINNING of the parcel of land herein described; thence continue along the aforementioned course North 01°23'12" East for a distance of 398.52 feet to a 5/8" rebar and the Southern right of way boundary of Shelby County Highway 450, (aka, Rock School Road), (60' right of way), said point being on a curve to the right having a radius of 1762.19 feet, with a chord bearing of North 80°13'27" East and a chord distance of 300.71 feet, thence along the arc of said curve for an arc distance of 301.07 feet; thence North 85°07'08" East along said right of way for a distance of 45.36 feet to a 5/8" rebar, said point being on a curve to the left

having a radius of 696.87 feet, a chord bearing of North 78°55'03" East and a chord distance of 156.84 feet, thence along the arc of said curve 157.17 feet; thence North 72°27'23" East along said right of way for a distance of 87.96 feet to a 5/8" rebar on a curve to the right having a radius of 255.97 feet, with a chord bearing of North 87°35'57" East for a chord distance of 122.19 feet; thence along the arc of said curve 123.38 feet; thence leaving said right of way South 01°23'12" West for a distance of 484.37 feet to a 5/8" rebar; thence South 87°28'11" West for a distance of 700.00 feet to the POINT OF BEGINNING of the parcel of land herein described. Said parcel containing 7.16 acres, more or less;


together with all and singular the buildings, structures, fixtures, and other improvements thereon and all easements, licenses, privileges, hereditaments and appurtenances thereunto belonging or in any way appertaining thereto.

This conveyance is expressly subject to the following:

1. Ad valorem taxes, special taxes, fire district assessments, library assets and other assessments for the current year, and all subsequent years not yet due and payable.
2. Mining and mineral rights not owned by Grantor.
3. All applicable zoning ordinances.
4. Any and all easements, restrictions, covenants, reservations, agreements, rights-of-way and other matters of record.

It is the intent of this Deed to convey all of the interest of Grantor in all of the property owned in Shelby County, Alabama identified as **PARCEL II** on the survey of J. Clayton Lynch dated February 10, 2018, whether or not accurately described herein, to the Grantee.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns, in fee simple forever.


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Shelby Cnty Judge of Probate, AL
08/17/2018 02:40:58 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused the due execution of this conveyance as of this 27th day of July, 2018.

GRANTOR:

Oscar Allen Bailey
OSCAR ALLEN BAILEY

GRANTOR:

Shirley Sue Bailey
SHIRLEY SUE BAILEY

STATE OF ALABAMA)
:
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **OSCAR ALLEN BAILEY** and **SHIRLEY SUE BAILEY**, whose names are signed to the foregoing instrument as Grantors, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, they executed the same voluntarily as of the date first above written.

Given under my hand and seal this 27th day of July, 2018.

Anna Finkbeiner Bullock
Notary Public

[SEAL]

My Commission Expires: 12-8-21


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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 Oscar Allen & Shirley Sue
Mailing Address Bailey Trust
448 Rockschool Rd.
Wilserville, AL 35186

Grantee's Name Lacey Marie Whitaker
Mailing Address 448 Rockschool Rd.
Wilserville, AL 35186

Property Address 448 Rockschool Rd.
Wilserville, AL 35186

Date of Sale 7/27/18
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$34,368 (4800 per acre x 7.16 acres)

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

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 8/17/18

Print OSCAR ALLEN BAILEY

Sign Oscar Allen Bailey
(Grantor/Grantee/Owner/Agent) circle one

X Unattested Karen Melsen
(verified by)



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Form RT-1