

This Instrument was prepared without
examination of title by:

Send Tax Notice To:

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

Ezekiel Paul Whitaker
8142 HWY 55
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 **EZEKIEL PAUL 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 northeast quarter of the southwest quarter of Section 33, Township 19 South, Range 01 East, being more particularly described as follows:

COMMENCING at the southeast corner of the northeast quarter of the southwest quarter of Section 33, Township 19 South, Range 01 East, Shelby County, Alabama; thence North 89°06'52" West for a distance of 1194.01 feet to a 5/8" rebar on the eastern side of Shelby County Highway No. 55 (80' right of way); thence along said right of way North 21°23'11" East for a distance of 267.02 feet to the POINT OF BEGINNING of the parcel herein described, said point being a 5/8" rebar; thence continue along said right of way North 21°23'11" East for a distance of 119.23 feet to a 5/8" rebar, said point being on a curve to the left having a radius of 1349.81 feet and a chord bearing of North 13°16'20" East with a chord distance of 341.24 feet; thence along the arc of said curve for an arc distance of 342.15 feet to a cotton spindle; thence leaving said right of way North 80°03'00"


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East for a distance of 437.14 feet to a cotton spindle in a fence post; thence North 81°03'05" East for a distance of 511.12 feet to a 5/8" rebar; thence South 02°48'24" East for a distance of 482.37 feet to a 1/2" rebar; thence South 76°57'26" West for a distance of 549.35 feet to a 5/8" rebar; thence North 89°11'12"W for a distance of 544.93 feet to the POINT OF BEGINNING of the parcel of land herein described. Said parcel containing 11.29 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 III** 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.

(Signatures on Following Page)


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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 F. 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
8142 Hwy 55
Wilsonville, AL 35186

Grantee's Name Ezekiel Paul Whitaker
Mailing Address 8142 Hwy 55
Wilsonville, AL 35186

Property Address 8142 Hwy 55
Wilsonville, AL
35186

Date of Sale 7/27/18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 56,776

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 Ezekiel Paul Whitaker

X Unattested Karen Melsen

Sign Ezekiel Paul Whitaker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

