

QUITCLAIM DEED

20180820000297380 1/3 \$31.50  
Shelby Cnty Judge of Probate, AL  
08/20/2018 03:33:07 PM FILED/CERT

Agreement set forth this 1 day of July, 2017  
in the county of Shelby in the state of Alabama.

Indenture is made between FRANK J. BROWN JR., of the city and state of  
Alabaster, Alabama who shall be identified as GRANTOR,  
and Anna Lockett & Marcus Threath who is identified as the GRANTEE.

The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of  
\$ 20.00 conveys and quit claims the current possession of the following property that bears  
the legal description of: 140 Dilcey Daniels Drive, Alabaster, AL  
35007

to the GRANTEE.

Frank J Brown Jr Dated this 1<sup>st</sup> day of July, 2017  
GRANTOR's Signature

I, Pamela R. Hardin Notary Public in and for the state of Alabama,  
do hereby certify that on this 1<sup>st</sup> day of July, 2017, personally appeared before  
me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.

NOTARY PUBLIC in and for the State of Alabama  
My commission expires 10 August 2020 My Commission Expires  
August 10, 2020

## QUITCLAIM DEED

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$1.00, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Catherine Brown, a married woman, hereby remises, releases, quit claims, grants, sells, and conveys to Frank Brown, Jr., a married 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:

*Exhibit A:*

From the northwest corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West run easterly along the north boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 978.1 feet to the point of beginning of the land herein described; Thence turn right 90 degrees and run southerly 12.0 feet; Thence turn 90 degrees to the right and run westerly 98.05 feet; Thence turn 136 degrees, 37 minutes to the left and run southeasterly 107.2 feet; Thence turn 44 degrees, 20 minutes to the right and run southerly 79.62 feet; Thence turn 87 degrees, 09 minutes to the left and run easterly 107.43 feet; Thence turn 90 degrees, 40 minutes to the left and run northerly 166.21 feet, more or less, to a point on the north boundary line of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 36, Tsp. 20 South, Range 3 West; Thence run westerly along the north boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 90.0 feet to the point of beginning. Being 0.50 acres, more or less.

Subject to easements and rights of way of record, and subject to all matters of record.

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.

03/01/1999-08329  
01:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HHS 11.50



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Shelby Cnty Judge of Probate, AL  
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Inst # 1999-08329

# Real Estate Sales Validation Form

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

Grantor's Name Frank Brown Jr  
Mailing Address P.O. Box 2254  
Alabaster, AL 35007

Grantee's Name Anna Lockett  
Mailing Address 1025 Garnet Drive  
Calera, AL 35040

Property Address 140 Dilcey Daniels Drive  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 20.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 10,210.00

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 Tax Office

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 8/26/18

Print Anna Lockett

Unattested  
  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

