

QUITCLAIM DEED

20181113000399940
11/13/2018 09:40:14 AM
QCDEED 1/4

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 considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Patricia Cospers Borstorff**, as **Executor of the Estate of Barbara Anne Cospers, (Ancillary) Probate Case No. PR-2017-000768 in Shelby County, Alabama dated December 14, 2017**, do quitclaim, release, remise and convey unto the Grantee, **Patricia Cospers Borstorff** in fee simple, the following described real property situated in Shelby County, Alabama:

See Attached Exhibit A hereby incorporated by reference as though fully set out herein.

**This deed prepared without benefit of title examination or survey.
The draftsman makes no warranties as to the sufficiency of the
interest conveyed.**

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day
of October, 2018.

The Estate of Barbara Anne Cospers

Patricia Cospers Borstorff (SEAL)
Patricia Cospers Borstorff, Executor

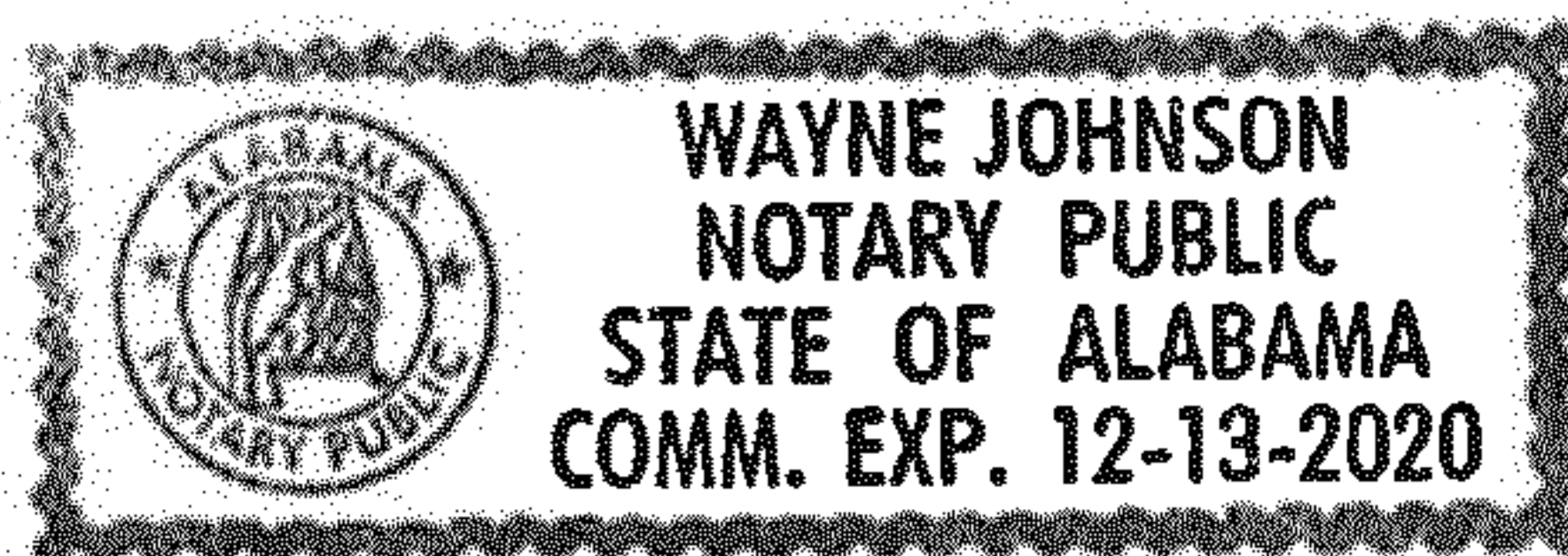
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State,
do hereby certify that **Patricia Cospers Borstorff**, in her capacity as **Executor of
the Estate of Barbara Anne Cospers**, with full authority, whose name is signed
to the foregoing conveyance 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 and official seal, this 30th day of Oct, 2018.

Wayne Johnson
Notary Public

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124



LEGAL DESCRIPTION

Parcel I

The East half of the SW $\frac{1}{4}$; all that part of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ which lies West of Kelly's Creek; All that part of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ which lies South of Buckhorn Branch; All that part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ which lies South of Buckhorn Branch and West of Kelly's Creek, all in Section 4, Township 18 South, Range 2 East.

Parcel II

All that part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 East, which lies East of the Pumpkin Swamp Public Road, and South of the Buckhorn Branch. Also, that part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 East, described as follows: Begin at the NE corner of said $\frac{1}{4}$ $\frac{1}{4}$ section and run thence West for a distance of 135 yards to Pumpkin Swamp Road; run thence Southeastwardly along said road for a distance of 287 yards, more or less, to the Young Davis Road; run thence Southeastwardly along said Young Davis Road for a distance of 42 yards; run thence in a Northeasterly direction to a point on the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section which is 130 yards South of point of beginning; run thence Northwardly along said East line to point of beginning.

Parcel III

Lo 5 and the NW 27.5 feet of Lot 4, in Block "D", according to the Crume's Survey and Map of Sterrett, Deed Book 11, Page 332, Section 19, Township 18 South, Range 2 East.

Parcel IV

NE $\frac{1}{4}$ and East $\frac{1}{2}$ of NW $\frac{1}{4}$ Section 9, Township 18, Range 2 East.

All Parcels being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Patricia Cosper Borstorff, as
 Mailing Address Exec. Estate of Barbara Anne Cosper
412 Rocky Ridge Rd. NE
Jacksonville, FL 36265

Grantee's Name Patricia Cosper Borstorff
 Mailing Address 412 Rocky Ridge Rd. NE
Jacksonville, FL 36265

Property Address 05 2 04 0 001 004.000
 PARCEL #'s: 05 2 04 0 000 005.000
05 3 05 0 001 006.000
05 4 19 3 001 015.000
05 2 09 0 000 001.000

Date of Sale OCT 30 2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1,137,170.00

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 Assessor

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 11/7/2018Print JOHN R. HOLLIMAN / AS

Unattested

Sign

John R. Holliman (circled)
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2018 09:40:14 AM
 S25.00 CHERRY
 20181113000399940

Allen S. Byrd

Form RT-1