


Shelby County, AL 11/16/2018
State of Alabama
Deed Tax: \$644.00

Send Tax Notice To:
Deborah P. Quinn
1100 Deer Run Road
Alabaster, AL 35007

This instrument was prepared by:
Lindsey J. Allison, Esq.
P. O. Box 380275
Birmingham, AL 35238


20181116000406120 1/4 \$668.00
Shelby Cnty Judge of Probate, AL
11/16/2018 12:49:30 PM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Woodford S. Quinn, Jr., an unmarried man, and Deborah P. Quinn, an unmarried woman**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Deborah P. Quinn, an unmarried woman** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

DESCRIPTION:

PARCEL I:

Begin at the SE corner of SE 1/4 of Section 33, Township 30 South, Range 2 West; thence run North along the East line of said 1/4-1/4 1,318.25 feet to the Northeast corner of said 1/4-1/4, thence run West along the North line of said 1/4-1/4 1,324.65 feet to the Northwest corner of said 1/4-1/4; thence run South along the West line of said 1/4-1/4, 1,264.56 feet to a point on the North line of a 50 foot right of way; thence turn 88 degrees 34 minutes 30 seconds left and run East 293.74 feet; thence turn 90 degrees right and run South 50.00 feet to a point on the South line of said 1/4-1/4; thence run East along the South line of said 1/4-1/4 1,032.41 feet to the point of beginning. Less and except mineral and mining rights. Subject to restrictions, conditions, and provisions of record.

PARCEL II:

Begin at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 20 South, Range 2 West; thence run west along the North line of said 1/4-1/4 323.71 feet; thence turn an angle to the left of 83 degrees 02 minutes 42 seconds and run Southerly 944.92 feet to a point on the North line of a county road; thence turn 67 degrees 14 minutes 53 seconds left and run Southeasterly along the North line of said right of way 364.14 feet to the point of beginning of a curve to the right having a central angle of 48 degrees 20 minutes 55 seconds and a radius of 220.24 feet; thence run along the arc of said curve 185.85 feet to the end of said curve; thence turn 77 degrees 53 minutes 51 seconds left and run Easterly parallel with and 50 feet North of the South line of said 1/4-1/4, 43.38 feet to its intersection with the East line of said 1/4-1/4; thence run North along said East line of said 1/4-1/4; thence run North along said East line of said 1/4-1/4 1,264.56 feet to the point of beginning. Less and except mineral and mining rights, subject to restrictions, conditions and provisions of record. *Grantor reserves a 40' right of way over and across said property which said right of way is set out on the attached drawing marked Exhibit "A". The attached drawing marked Exhibit "B" is filed*

for record.

NOTE: Said italicized portion of the above legal description is included in the previous deed of said property. For the purposes of this Quitclaim Deed, no drawing is attached.

Subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.
2. All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.

The parties are executing this deed pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama; case styled Deborah P. Quinn v. Woody S. Quinn, Jr., Case Number DR 2016-900019.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever.

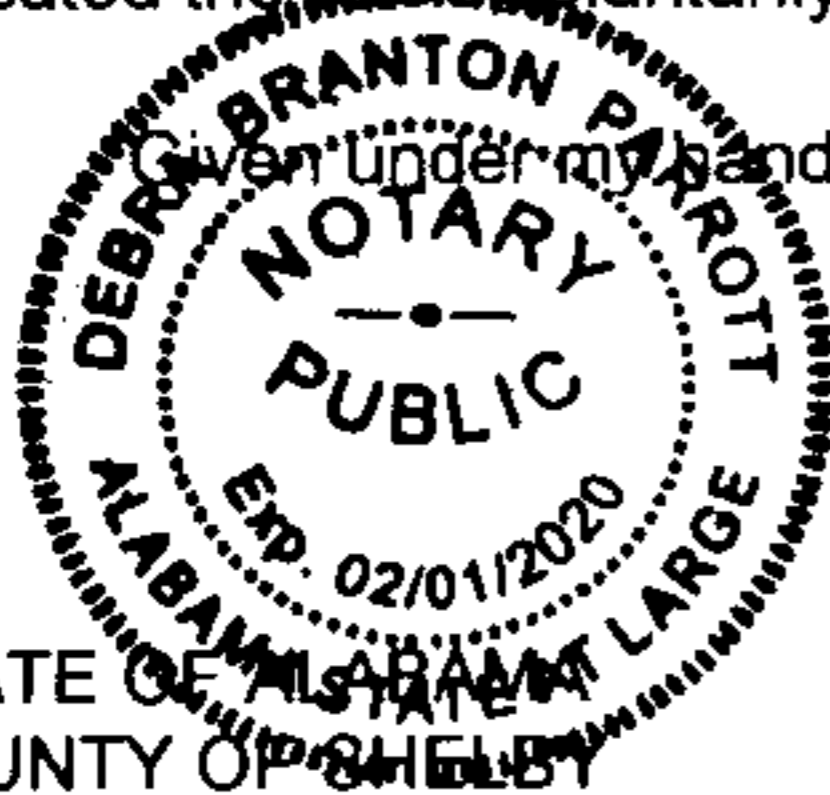
IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 3 day of October, 2018.

Deborah P. Quinn
DEBORAH P. QUINN

Woody S. Quinn, Jr.
WOODFORD S. QUINN, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DEBORAH P. QUINN, 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, he/she executed the same voluntarily on the date the same bears date.



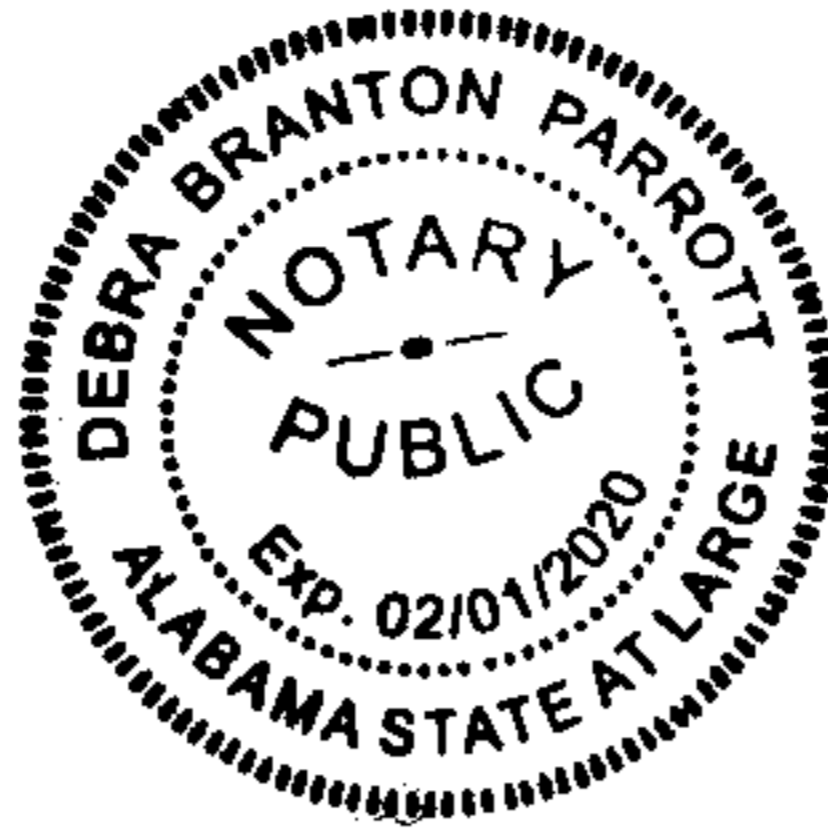
STATE OF ALABAMA)
COUNTY OF SHELBY)

3 day of October, 2018
Deborah P. Quinn
Notary Public
My Commission Expires:

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WOODFORD S. QUINN, JR., 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, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 3 day of October, 2018.

20181116000406120 2/4 \$668.00
Shelby Cnty Judge of Probate, AL
11/16/2018 12:49:30 PM FILED/CERT



Debra Branton Parrott

Notary Public
My Commission Expires:



20181116000406120 3/4 \$668.00
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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 Woodford S Quinn Jr
Mailing Address 2085 Hwy 28
Abolaster, AL 35007

Grantee's Name Deborah Quinn
Mailing Address 1100 Deer Run Road
Abolaster, AL 35007

Property Address 1100 Deer Run Rd
Abolaster, AL 35007

Date of Sale 10/3/18

Total Purchase Price \$ _____

or

Actual Value \$ _____

or


Assessor's Market Value \$ 1,287,410.00 ^{1/2}

Parcel # 14-8-33-0-060-001-017

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) 643705

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 11-16-18

Print Debbie Purrott

Sign [Signature]

☒ Unattested

(verified by)

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1