

Send Tax Notice to:
Donna Darden Duffy
5505 Afton Drive
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

EXECUTOR'S QUIT CLAIM DEED

EXECUTOR'S QUIT CLAIM DEED

20181119000408670 1/2 \$164.50
Shelby Cnty Judge of Probate, AL
11/19/2018 03:55:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that Larry Eugene Darden died March 6, 2008, in Gwinette County, Georgia. His estate was probated in Gwinette County Probate Court and his wife, Suzanne Cicero Darden, a/k/a Suzanne Darden was appointed Executor of his estate. Estate Case # 08-E-000585. The will authorizes her to execute this deed to the property hereinafter described.

NOW THEREFORE, in consideration of the foregoing and the sum of Ten (\$10.00) Dollars in hand paid by the grantees, Suzanne Darden, individually and as the Executor of this Estate of Larry Eugene Darden, deceased, does hereby **GRANT, BARGAIN, SELL AND CONVEY** by **quit claim** deed to Donna Darden Duffy, Dustin Jeremy Darden, and Elizabeth Lancer Darden, all of the right, title, interest in and to the following described real estate possessed by the estate situated in Shelby County, Alabama, to-wit:

PARCEL I.D. 58-12-6-24-0-000-005.000

Beginning at the southeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence South 89 degrees 53 minutes 45 seconds west along the South line of said quarter-quarter a distance of 883.19' to an existing rebar corner; thence run North 34 degrees 45 minutes 52 seconds East a distance of 542.31' to an existing corner; thence run North 38 degrees 33 minutes 04 seconds West 173.07' to a set rebar corner; thence run North 75 degrees 13 minutes 04 seconds East a distance of 730.38' to a set rebar corner on the east line of said quarter-quarter section; thence run South 01 degree 49 minutes 28 seconds West a distance of 786.00' to the point of beginning, containing 11.02 acres more or less.

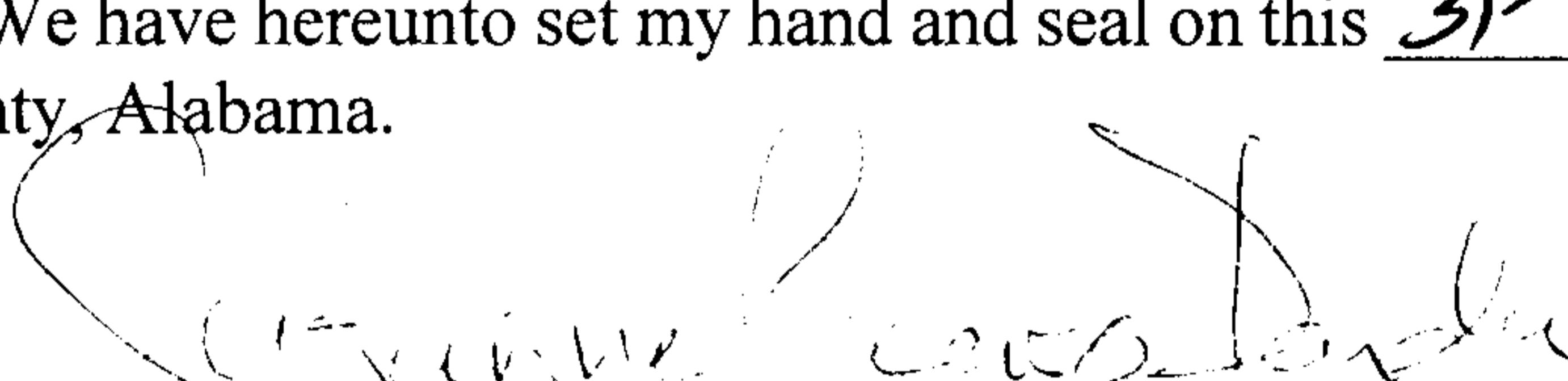
Subject to all encumbrances of record.

This property is not the homestead of the Grantor.

TO HAVE AND TO HOLD said property unto the said Donna Darden Duffy, Dustin Jeremy Darden, and Elizabeth Lancer Darden, in joint tenants with right of survivorship, fee simple forever.

IN WITNESS WHEREOF, I/We have hereunto set my hand and seal on this 31st day of Oct., 2018 at Shelby County, Alabama.

Shelby County, AL 11/19/2018
State of Alabama
Deed Tax: \$145.50

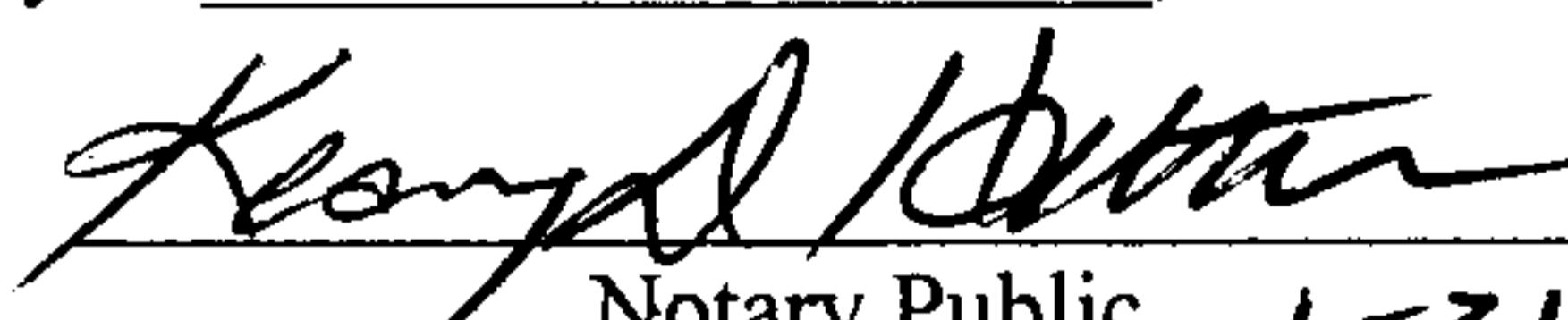

Suzanne Cicero Darden, a/k/a Suzanne Darden,
Individually and as Executor
for the Estate of Larry Eugene Darden

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, Kearney Hutsler, Notary Public in and for said County in said State, hereby certify that Suzanne Cicero Darden, a/k/a Suzanne Darden, whose name is signed to the foregoing deed individually and as Executor of the Estate of Larry Eugene Darden, deceased, and who is known to me, acknowledged before me on this day, that being informed of contents of the deed, that they executed the same voluntarily, pursuant to the authority and direction of the Probate Court of Shelby County, Alabama, in the day the same bears date.

GIVEN under my hand and official seal of office on this 31st day of OCT., 2018.


Kearney Hutsler
Notary Public 1-21-19

THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE SEARCH
OR TITLE CERTIFICATION BY:
Kearney Dee Hutsler, Attorney
15 Richard Arrington Jr. Blvd. N., Suite 300
Birmingham, AL 35203
No Title advise was given.

Real Estate Sales Validation Form

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

Grantor's Name Suzanne C. Darden
Mailing Address 933 Vestlake Cove Dr.
Vestavia, AL 35242

Grantee's Name Donna Darden Duffy, Dustin J.
Mailing Address Darden, and Elizabeth Lancer Darden
5505 Afton Dr.
Birmingham, AL 35242

Property Address Clearview Lane
Helena, AL
Parcel #12-6-24-0-000-005.000

Date of Sale n/a
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 145,340

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 recent deed


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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 10/31/18

Print

Suzanne C. Darden

Unattested

Keay D. Darden
(verified by) 10-21-19

Sign

Suzanne C. Darden

(Grantor/Grantee/Owner/Agent) circle one