

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

20181119000408680 1/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
11/19/2018 03:55:07 PM FILED/CERT

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )  
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten (\$10.00) Dollars in hand paid by the grantees, the receipt of which is hereby acknowledged, the undersigned, Suzanne Darden, does hereby GRANT, BARGAIN, SELL AND CONVEY by quit claim deed to Donna Darden Duffy, Dustin Jeremy Darden, and Elizabeth Lancer Darden, all of her right, title, interest in and to the following described real estate possessed by her situated in Shelby County, Alabama, to-wit:

PARCEL FIVE a/k/a PARCEL I.D. 12-6-24-0-000-005.010  
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 4 WEST; THENCE RUN SOUTH 01 DEGREE 49 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER-QUARTER FOR 567.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 197.68 FEET; THENCE RUN SOUTH 75 DEGREES 13 MINUTES 04 SECONDS WEST FOR 730.38 FEET; THENCE RUN NORTH 38 DEGREES 33 MINUTES 04 SECONDS WEST FOR 51.22 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 43 SECONDS EAST FOR 28.96 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 43 SECONDS EAST FOR 28.27 FEET; THENCE RUN NORTH 66 DEGREES 52 MINUTES 28 SECONDS EAST FOR 26.29 FEET; THENCE RUN NORTH 78 DEGREES 45 MINUTES 59 SECONDS EAST FOR 32.84 FEET; THENCE RUN NORTH 27 DEGREES 56 MINUTES 45 SECONDS WEST FOR 76.42 FEET; THENCE RUN NORTH 35 DEGREES 41 MINUTES 45 SECONDS EAST FOR 34.01 FEET; THENCE RUN NORTH 46 DEGREES 55 MINUTES 58 SECONDS EAST FOR 53.99 FEET; THENCE RUN NORTH 47 DEGREES 31 MINUTES 33 SECONDS EAST FOR 64.61 FEET; THENCE RUN NORTH 57 DEGREES 37 MINUTES 39 SECONDS EAST FOR 55.29 FEET; THENCE RUN NORTH 64 DEGREES 48 MINUTES 54 SECONDS EAST FOR 8.20 FEET; THENCE RUN SOUTH 45 DEGREES 03 MINUTES 55 SECONDS EAST FOR 160.29 FEET; THENCE RUN NORTH 29 DEGREES 09 MINUTES 24 SECONDS EAST FOR 107.50 FEET; THENCE RUN NORTH 73 DEGREES 47 MINUTES 42 SECONDS EAST FOR 366.60 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018 at Shelby County, Alabama.

*Suzanne Darden*  
Suzanne Darden,

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )  
ACKNOWLEDGMENT

I, Kearney Hutsler a Notary Public in and for said County in said State, hereby certify that Suzanne Darden, whose name is signed to the foregoing deed, 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 31<sup>st</sup> 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.

Shelby County, AL 11/19/2018  
State of Alabama  
Deed Tax: \$36.00

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

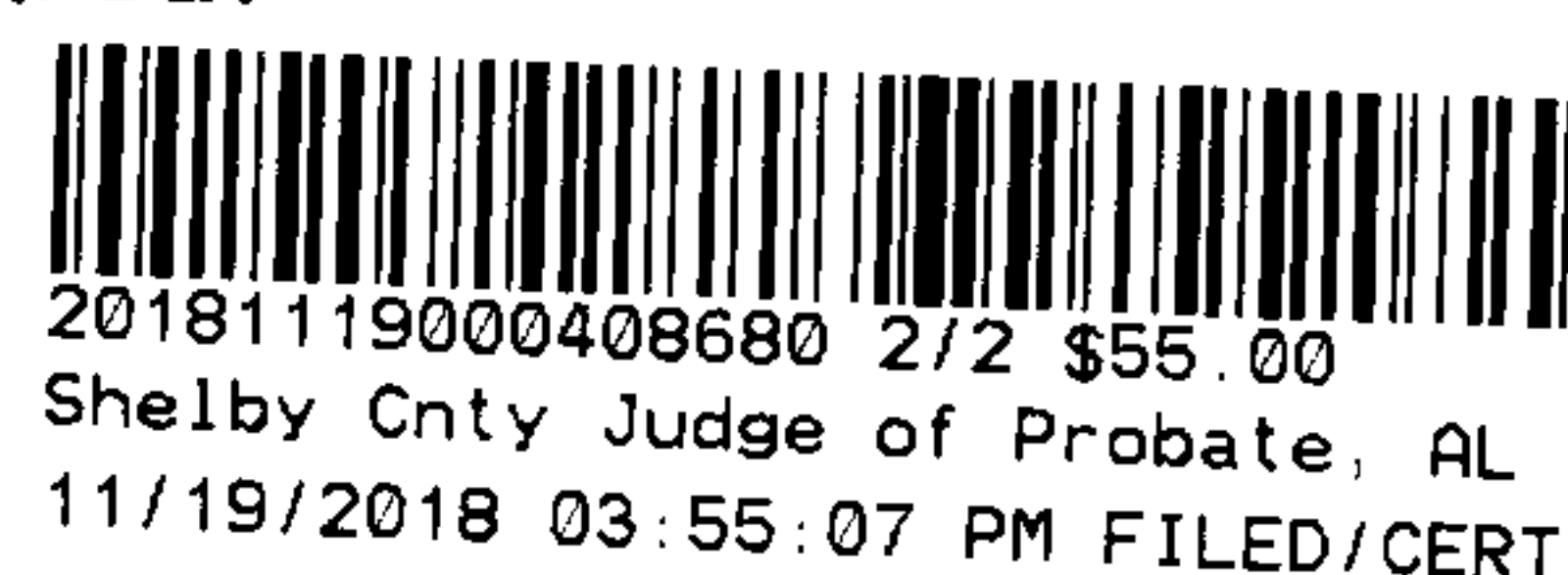
Grantee's Name Donna Darden Duffy, Dustin J.
Mailing Address Darden, and Elizabeth Lancer Darden
5505 Afton Dr.
Birmingham, AL 35242

Property Address Clearview Lane
Helena, AL
Parcel #12-6-24-0-000-005.010

Date of Sale n/a
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 35,650

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



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

(verified by) 1-21-19

Sign Suzanne C. Darden (Grantor/Grantee/Owner/Agent) circle one

Print Form