

*TITLE NOT EXAMINED**

20181130000421460 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
11/30/2018 04:07:56 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Donna Smith and C. L. Smith, Husband and Wife** (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, **DONNA SMITH** (hereinafter called Grantee), all of thier right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 30th day of November, 2018.

C. L. Smith
C. L. SMITH

Donna Smith
DONNA SMITH

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DONNA SMITH AND C. L. SMITH** 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 they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 30th day of November, 2018.

Casey D. Dooley
Notary Public

Commission Expires: April 27, 2020

Shelby County, AL 11/30/2018
State of Alabama
Deed Tax: \$56.50

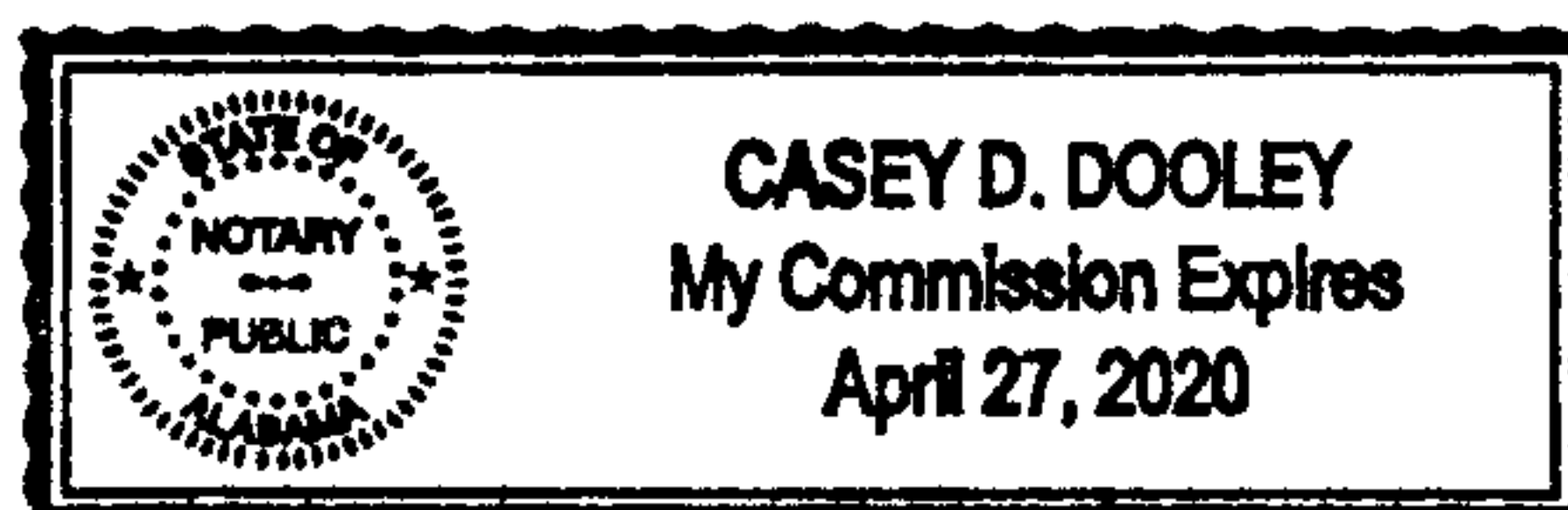




EXHIBIT "A"
Legal Description
20060324000130200 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/24/2006 09:16:20AM FILED/CERT

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ - Southeast $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence S $03^{\circ}28'10''$ West, 366.54 feet to an iron pin; thence S $89^{\circ}08'57''$ East, 83.23 feet to a set rebar, which is the point of beginning; thence N $43^{\circ}51'58''$ East, 204.26 feet to a set rebar; thence S $88^{\circ}39'57''$ East, 234.01 feet to a set rebar; thence S $43^{\circ}52'05''$ West, 193.27 feet to a set rebar; thence N $89^{\circ}08'57''$ West, 236.09 feet to a set rebar, which is the point of beginning. Parcel of land lying in the Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama.

Also a 20' easement for ingress and egress described as follows: Commence at the Northwest corner of the Northeast $\frac{1}{4}$ Southeast $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence S $03^{\circ}28'10''$ West, 366.54 feet to a point; thence S $89^{\circ}08'57''$ East, 311.32 feet to a point, which is located in the centerline of a 20' easement, and also the point of beginning; thence S $43^{\circ}52'05''$ West along said centerline, 10 feet to a point; thence S $89^{\circ}08'57''$ East, along said centerline, 262.52 feet to the Northwest right of way of County Road No. 333, which the 20' easement terminates.


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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

C. L. Smith
Mailing Address

699 Hwy 333
Columbiana, AL 35051

Grantee(s)

Danna Smith
Mailing Address

699 Hwy 333
Columbiana, AL 35051

Property Address

699 Hwy 333
Columbiana, AL 35051

Date of Sale

Actual Value \$ _____
or
Assessor's Market Value \$ 112,760.56,380.00

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).

Date 11/30/18

☒ Unattested

[Signature]
(verified by)

Print Danna Smith

Sign Danna Smith
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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