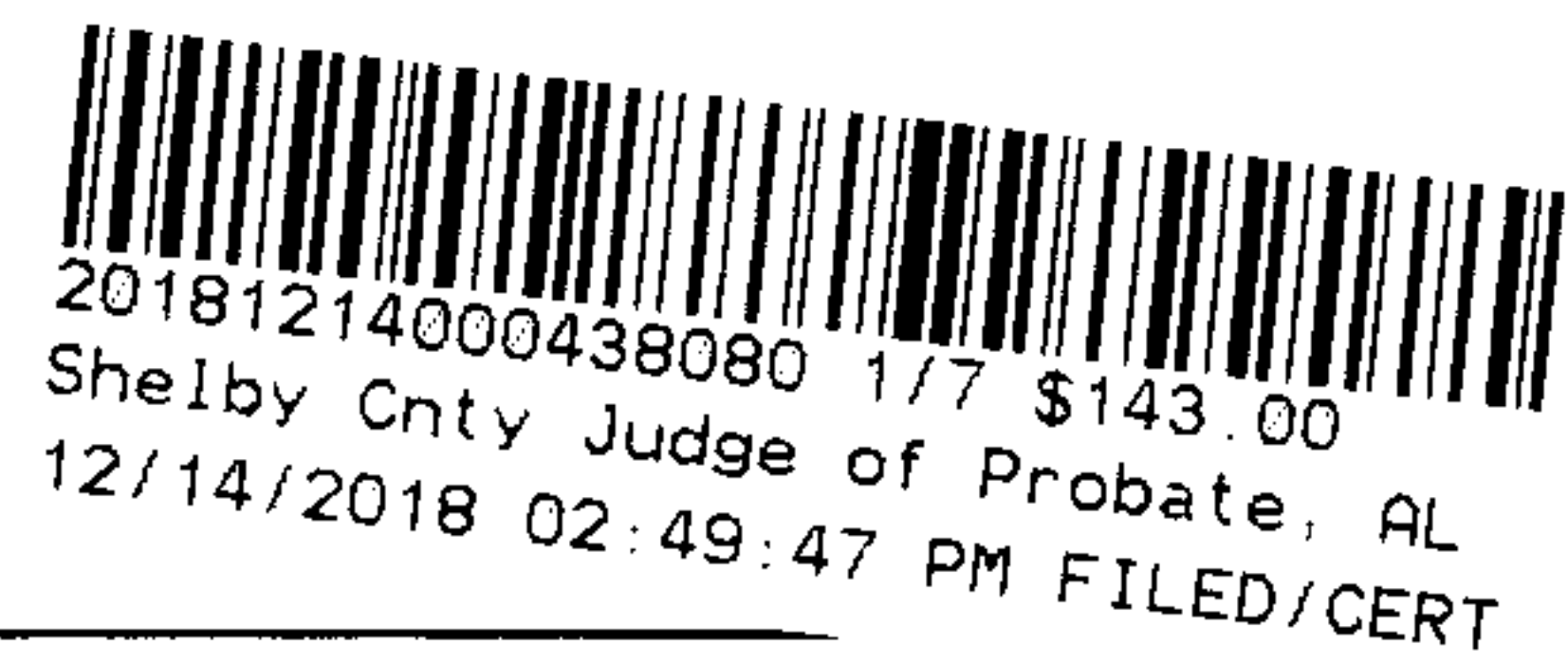


Prepared By:
Dallase Baker

After Recording Return To:
276 Lime Creek Lane
Chelsea, Alabama 35043



SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 26, 2018 THE GRANTOR(S),

- Dallase Baker and Lawanda Baker, a formerly married couple who were divorced on June 15, 2009,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Dallase Baker, a single person, residing at 276 Lime Creek Lane, Chelsea, Shelby County, Alabama 35043

the following described real estate, situated in Chelsea, in the County of Shelby, State of Alabama

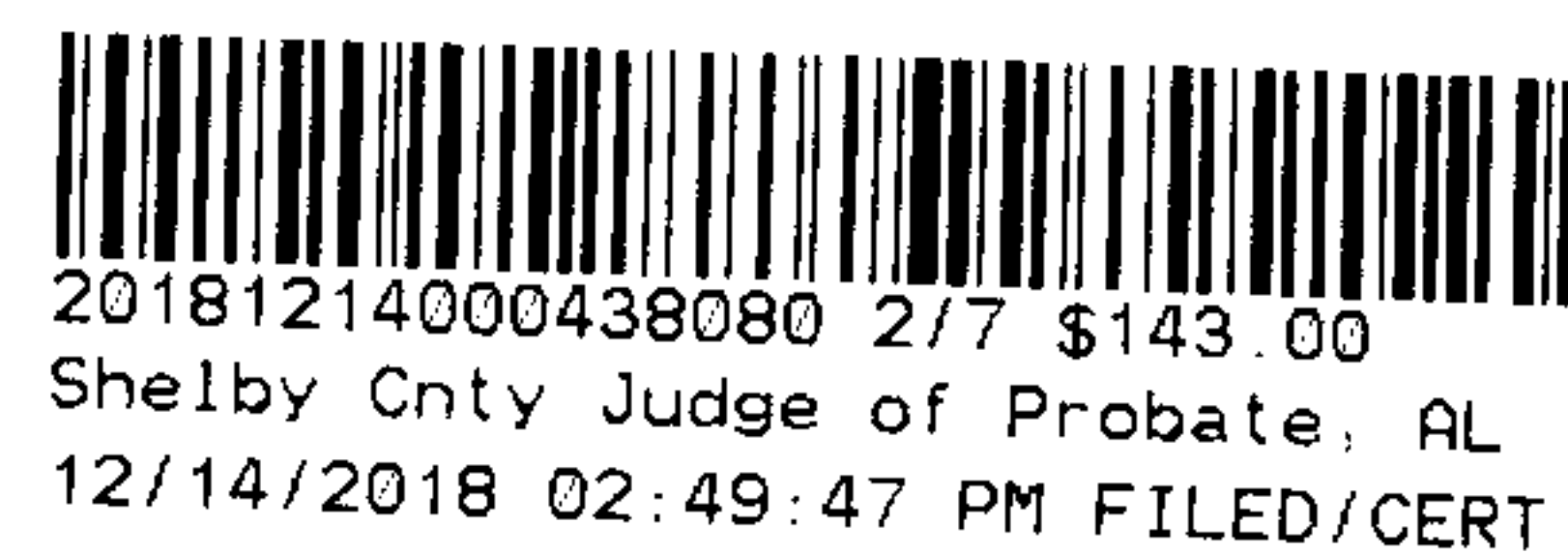
Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: _____

Shelby County, AL 12/14/2018
State of Alabama
Deed Tax: \$110.00

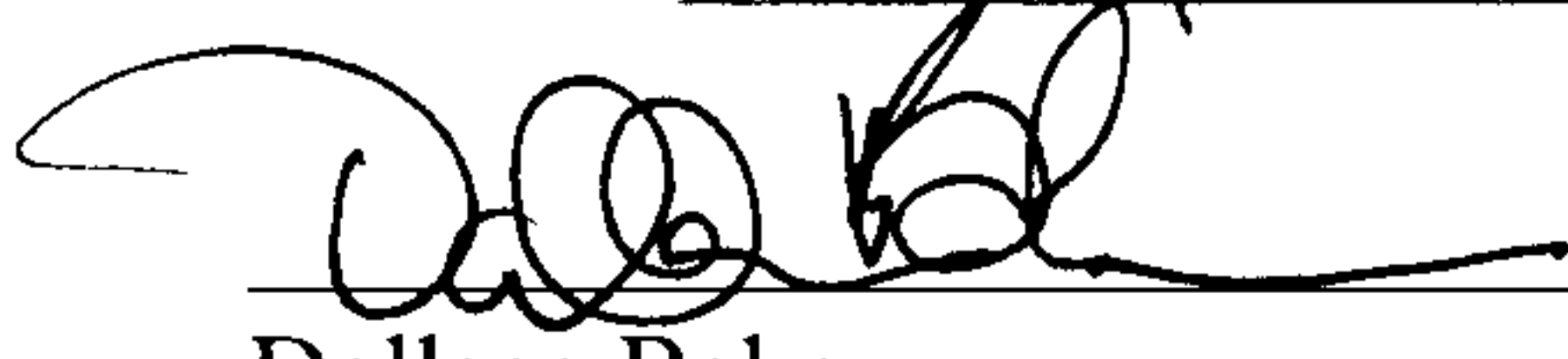
Mail Tax Statements To:
Dallase Baker
276 Lime Creek Lane
Chelsea, Alabama 35043



[SIGNATURE PAGE FOLLOWS]

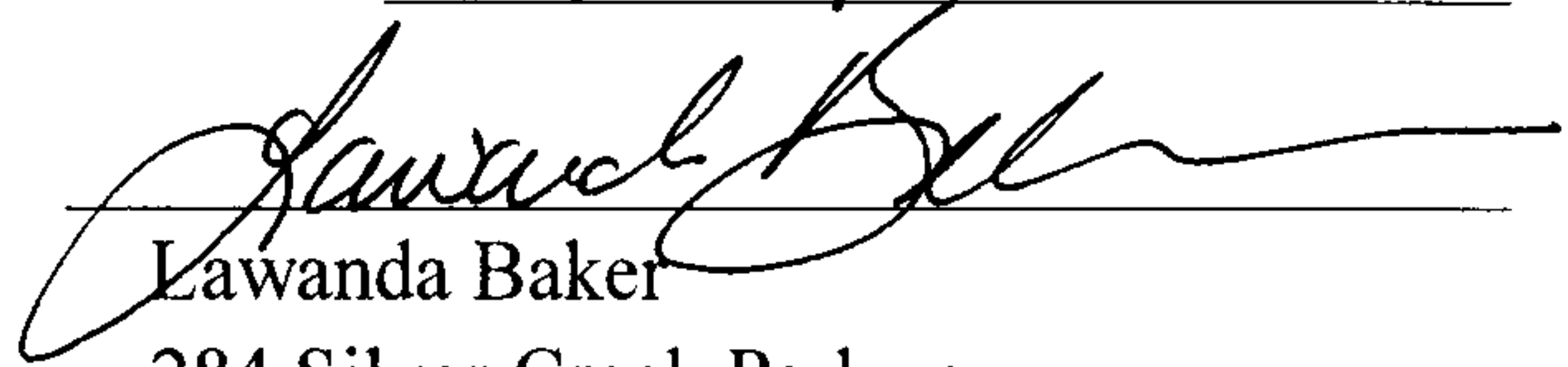
Grantor Signatures:

DATED: 12/14/2018



Dallase Baker
276 Lime Creek Lane
Chelsea, Alabama
35043

DATED: 12-14-2018

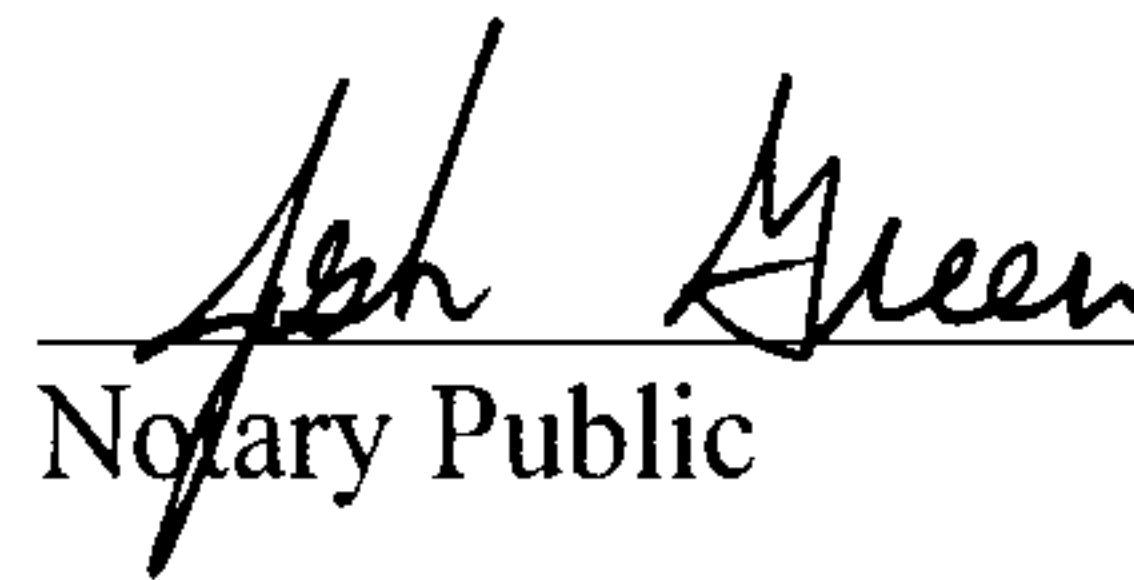


Lawanda Baker
284 Silver Creek Parkway
Alabaster, Alabama
35007

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 14th day of December, 2018, before me,
Josh Green, personally appeared Dallase Baker, known to me (or
satisfactorily proven) to be the persons whose names are subscribed to the within instrument and
acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Notary Public

Financial Relationship Consultant

Title (and Rank)

My commission expires Nov. 29, 2021



20181214000438080 3/7 \$143.00
Shelby Cnty Judge of Probate, AL
12/14/2018 02:49:47 PM FILED/CERT

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 14th day of December, 2018, before me,
Josh Green, personally appeared Lawanda Baker, known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Josh Green
Notary Public
Signature of person taking acknowledgment

Financial Relationship Consultant
Title (and Rank)

My commission expires Nov. 29, 2021

20181214000438080 4/7 \$143.00
Shelby Cnty Judge of Probate, AL
12/14/2018 02:49:47 PM FILED/CERT

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY


20181214000438080 5/7 \$143.00
Shelby Cnty Judge of Probate, AL
12/14/2018 02:49:47 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Mr. & Mrs. Dallase M. Baker
276 Lime Creek Lane
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)


20060531000255590 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/31/2006 09:44:15AM FILED/CERT

That in consideration of **TWO HUNDRED FOURTEEN THOUSAND ONE SIXTY SEVEN AND NO/100----- DOLLARS (\$214,167.00)**, to the undersigned grantor, **ADERHOLT HOME BUILDERS, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **DALLASE M. BAKER and wife, LAWANDA D. BAKER**, (herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 100, according to the Final Plat Lime Creek at Chelsea Preserve, Sector 3, as recorded in Map Book 36, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

\$203,458.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

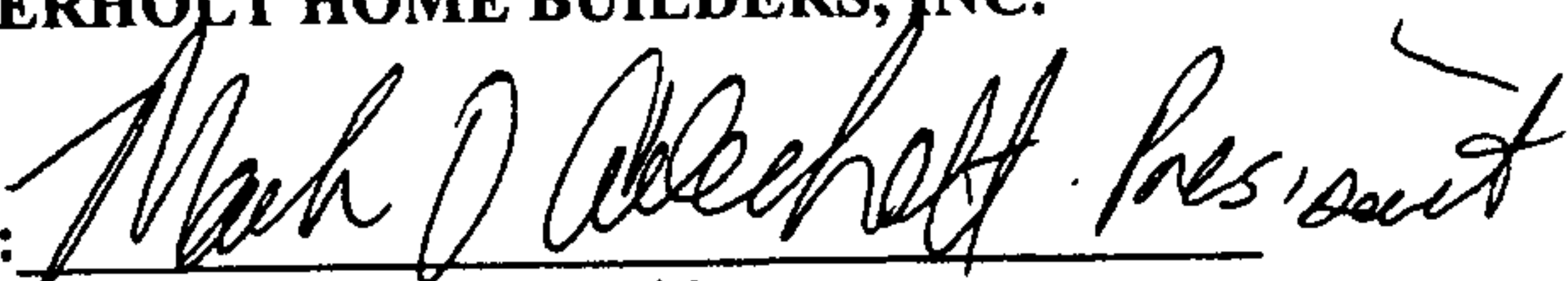
LESS AND EXCEPT:

1. 25-foot building line from Lime Creek Lane and a 7.5 foot easement along rear property line as shown on recorded map.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Easement to Level 3 Communications recorded in Instrument #2000-0007.
4. Right of Way to Shelby County recorded in Volume 229, Page 492.
5. Easement to Alabama Power Company recorded in Instrument #2005020400058240.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, sex handicap, familial status or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #20051206000631190.
7. Restrictions and limitations and right of first refusal as recorded in Instrument #20051213000645160.

TO HAVE AND TO HOLD, To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, **Mark O. Aderholt**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 26th day of May, 2006.

ADERHOLT HOME BUILDERS, INC.

BY: 

Mark O. Aderholt, President

NOTARY ACKNOWLEDGMENT ATTACHED


20181214000438080 6/7 \$143.00
Shelby Cnty Judge of Probate, AL
12/14/2018 02:49:47 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Dallase Baker and Lavanda Baker Grantee's Name Dallase Baker
Mailing Address 276 Lime Creek Lane Mailing Address Same Address
Chelsea AL 35043

Property Address Same address Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 219,300 / 109,650

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

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 12/14/2018

Print Dallase Baker

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20181214000438080 7/7 \$143.00
Shelby Cnty Judge of Probate, AL
12/14/2018 02:49:47 PM FILED/CERT