

THIS INSTRUMENT WAS PREPARED BY:

Shirley M Feltman  
2045 Parkview Road  
Pelham, AL 35124

SEND TAX NOTICE TO:

Shirley M Feltman and Paul A Casone  
2045 Parkview Road  
Pelham, AL 35124

**Quitclaim Deed**

Corrective WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

DATE: December 19<sup>th</sup> 2018

20181219000444050 1/3 \$146.00  
Shelby Cnty Judge of Probate, AL  
12/19/2018 03:20:03 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

For and in the consideration of the sum of \$500.00, the receipt of which is hereby acknowledged, the undersigned Shirley M Feltman, not married, of 2045 Parkview Rd, Pelham, AL 32124, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as, quitclaim, unto Shirley M Feltman, not married, of 2045 Parkview Rd, Pelham, AL 35124, and Paul A Casone, not married, of 2045 Parkview Rd, Pelham, AL 35124, as joint tenants with right of survivorship, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Paul Casone

Signature

Paul Casone

Name

Shirley M Feltman

Shirley M Feltman

**Grantor Acknowledgement**

STATE OF ALABAMA

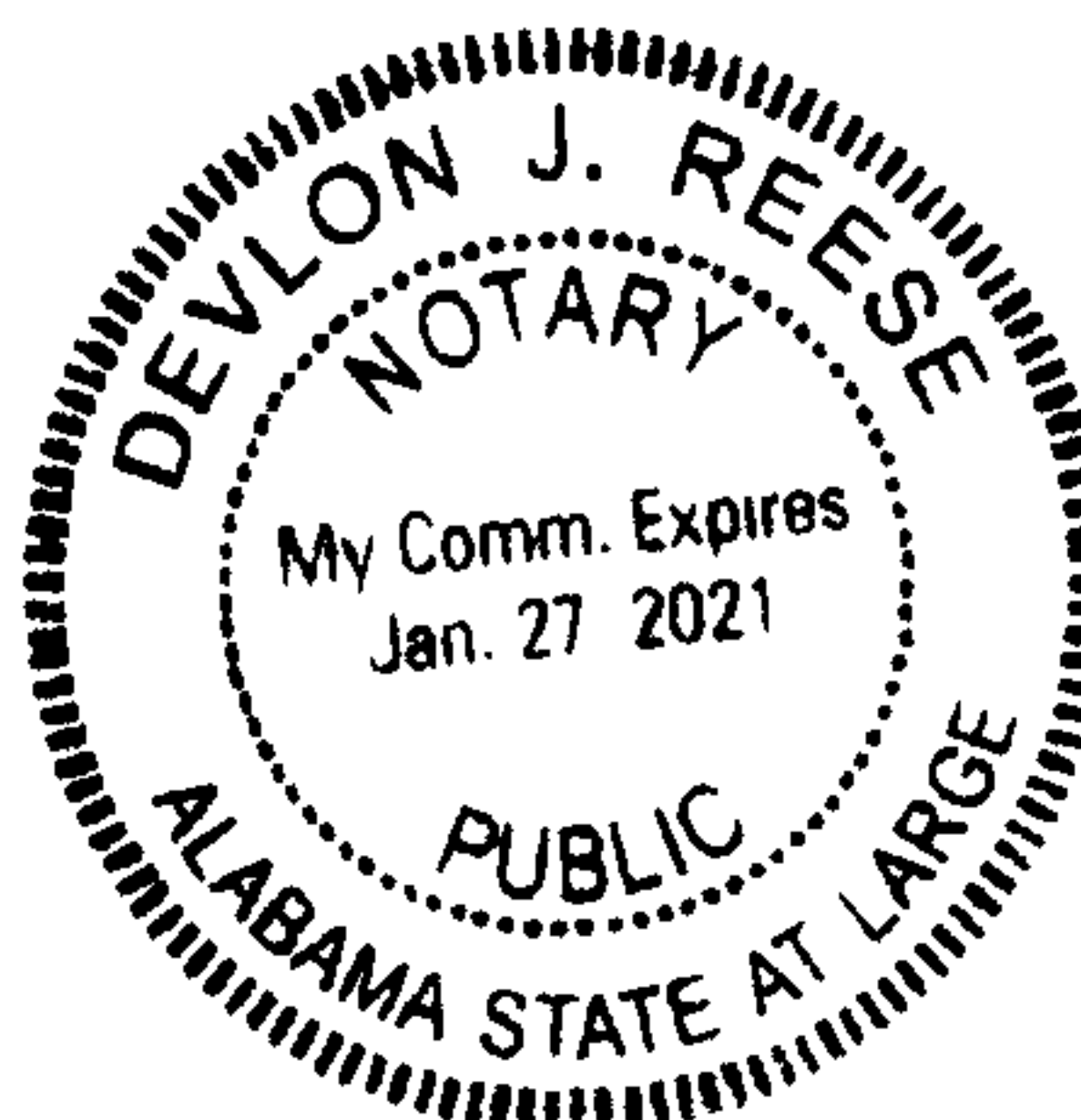
SHELBY COUNTY

I Devlon J Reese, a Notary Public in and for said County and State, hereby certify that Shirley M Feltman, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand and official seal on this 19, day of December, 2018.

Devlon J Reese  
Notary Public of the State of Alabama

My commission expires: Jan 27, 2021



Shelby County, AL 12/19/2018  
State of Alabama  
Deed Tax: \$125.00

### EXHIBIT "A"

Commence at the NW corner of Section 31, Township 19 South, Range 2 West; thence run N 89° 50' 44" E along the North line of said Section for a distance of 1,196.00 feet; thence run S 00° 09' 16" E for a distance of 295.00 feet; thence run S 04° 15' 04" W for a distance of 27.84 feet to the Southerly right-of-way of Parkview Road, said point also being the Point of Beginning; thence leaving said right-of-way continue along last described course for a distance of 330.96 feet; thence run N 84° 51' 21" E for a distance of 206.15 feet; thence run N 00° 42' 51" W for a distance of 285.08 feet to the southerly right-of-way of Parkview Road; thence run S 88° 21' 59" W along said right-of-way for a distance of 45.14 feet; thence run N 78° 07' 01" W along said right-of-way for a distance of 135.01 feet to the Point of Beginning.

AND

Commence at the NW corner of Section 31, Township 19 South, Range 2 West; thence run North 90° 00' 00" East along the North line of said Section for a distance of 1,196.00 feet; thence run South 00° 00' 00" East for a distance of 295.00 feet; thence run South 04° 24' 20" West for a distance of 359.34 feet; thence run North 84° 51' 19" East for a distance of 206.15 feet to the point of beginning; thence run North 84° 51' 21" East for a distance of 100.00 feet; thence run North 00° 42' 51" West for a distance of 269.23 feet to the Southerly right-of-way of Parkview Road; thence run North 86° 17' 05" West along said right-of-way for a distance of 100.00 feet; thence leaving said right-of-way run South 00° 42' 51" East for a distance of 285.08 feet to the point of beginning.

TOGETHER WITH that certain EASEMENT recorded in Instrument # 20041011000561050, said easement being more particularly described as follows:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of Block 2 of the Cahaba Valley Parkway Business Park North, as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 86° 43' 00" West for a distance of 585.51 feet to a point, said point being the POINT OF BEGINNING; thence continue along last describe course 20.0 feet; thence S 0° 00' 00" West a distance of 17.21 feet to the North R.O.W. (40') of Morgan Park Drive and a point on a curve to the right having a radius of 351.07 feet and a length of 20.0 feet a subtended by a chord bearing of N 89° 22' 22" East and a chord a distance of 19.96 feet to the end of said curve; thence N 0° 00' 00" East and leaving said R.O.W. a distance of 18.14 feet to the POINT OF BEGINNING.

Said parcels being situated in Shelby County, Alabama.



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FILE NO.: TS-1802553



# Real Estate Sales Validation Form

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

Grantor's Name Shirley M Feltman  
Mailing Address 2045 Parkview Rd  
Pelham, AL 35124

Grantee's Name Shirley M Feltman &  
Mailing Address Paul A Casone  
2045 Parkview Rd  
Pelham, AL 35124

Property Address 2045 Parkview Rd

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 250,000.00  
or  
Assessor's Market Value \$ 1/2 = 125,000.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 12/19/18

Print Shirley M Feltman

Sign Shirley M Feltman  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1