


QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY


20190125000026680 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/25/2019 10:29:46 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar and No/100 (\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned P.K. Smartt, in his individual capacity as Trustee of

The M&M Protection Trust, a trust

hereby remises, releases, quit claims, grants, sells, and conveys to

Shelby County Commission

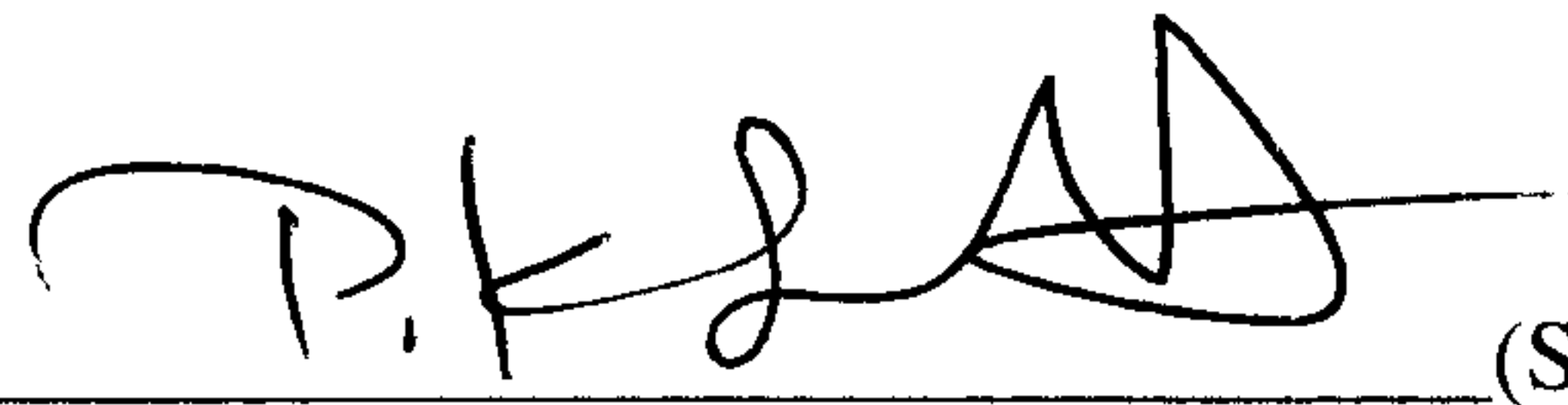
(hereinafter called Grantee), all its right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by the Grantor herein for identification.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 14th day of December, 2018.


_____(SEAL)

P. K. Smartt, Trustee

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that P.K. SMARTT, whose name as TRUSTEE of the M&M PROTECTION TRUST, 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, P.K. SMARTT executed the same voluntarily for and as the act of said trust..

Given under my hand and official seal this 14th day of December, 2018.

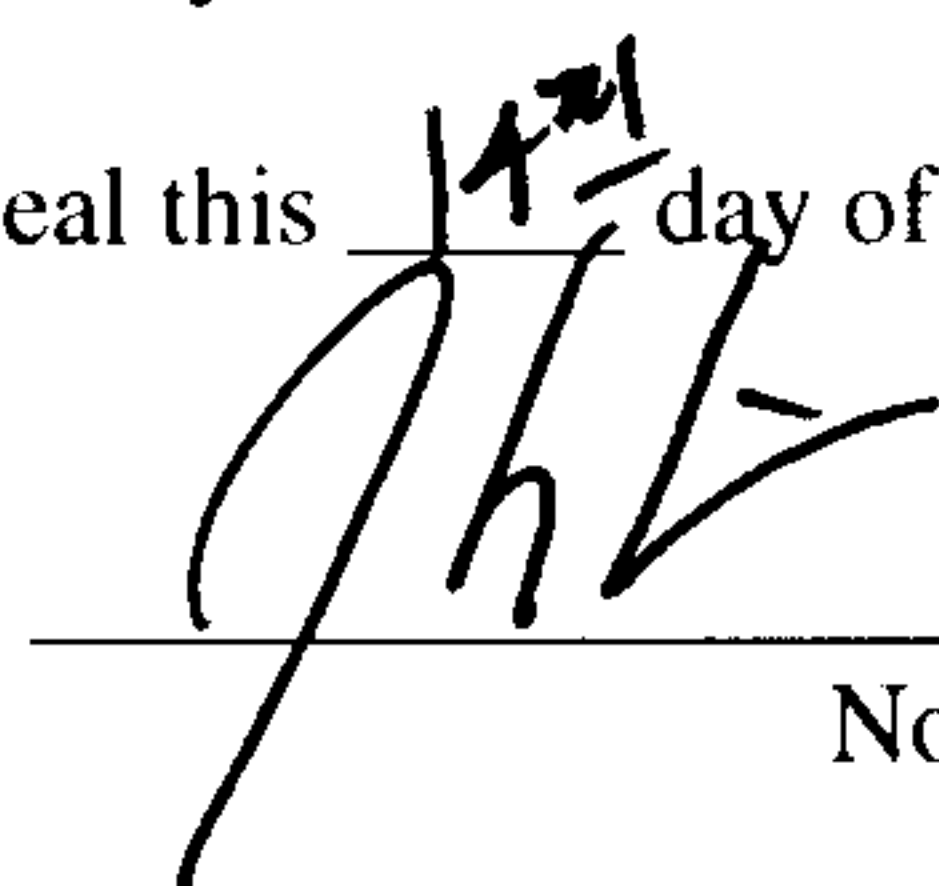


_____(SEAL)
Notary Public

Exhibit “A”

Legal Description

A part of the SW ¼ of the NE ¼, Section 19, Township 20 South, Range 3 West, identified as “acquired right of way” on a preliminary plat accepted by the City of Helena Planning and Zoning Commission, at their regular April 26, 2007 meeting and approved by the City of Helena City Council at their regular May 7, 2007 meeting:

Commencing at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 20 South, Range 3 West; thence S 00°18'01" W a distance of 1,046.68 feet, more or less, to a point on the northerly present R/W line of Shelby County Road 52, said point being the **POINT OF BEGINNING**; thence along said northerly present R/W line along an arc 451.36 feet to the right, having a radius of 940.79 feet, the chord of which is N 156°40'13" W a distance of 447.05 feet, to a point on said northerly present R/W line; thence S 66°11'59" W a distance of 442.19 feet to the **POINT OF BEGINNING** of the property herein described; containing 0.25 acres, more or less.


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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 THE MCM PROTECTION TRUST
Mailing Address P.O. BOX 256
HELONA, AL 35080

Grantee's Name SHELBY COUNTY COMMISSION
Mailing Address P.O. Box 467
COLUMBIANA, AL 35051

Property Address 53 CANTANA LILY WAY
HELONA, AL 35080

Date of Sale 12/14/2018
Total Purchase Price \$

or
Actual Value \$ 500.00

or
Assessor's Market Value \$

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 1/22/2019

Print Thomas C. Grimes, Chief Engineer

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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by)