

This Instrument prepared by:

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20190125000026820 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
01/25/2019 11:34:50 AM FILED/CERT

RECORDING USE ONLY

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

Grantor's Name/Mailing Address:

Maxim Crane Works, L.P.
1225 Washington Pike
Bridgeville, PA 15017

Grantee's Name/Mailing Address:

Cynthia Jean Jackson

Property address: 2039 Fulton
Springs Road, Alabaster, AL
35007

Date of sale: 01/___/2019

Purchase price: \$1.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☒ Other

QUITCLAIM DEED

STATE OF ALABAMA)

:

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that **Maxim Crane Works, L.P.**, a Pennsylvania limited partnership (the "Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby remise, release, and forever quitclaim to **Cynthia Jean Jackson**, an unmarried resident of the State of Alabama (the "Grantee"), the real property situated in Shelby County, Alabama, described as follows (the "Property"):

All that certain lot or parcel of land situate in the County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West; thence run West along the South line of said Section S 89°05'00" W 840.2 feet

to a point; thence run N 25°25'00" W 343.79 feet to a point in Fulton Springs Road; thence run on a chord line N 31°44'11" E 358.12' feet to a point in said Road; thence leaving said Road run N 74°05'47" W 40.0' to a point on the West right-of-way margin of said Road, the point of beginning for the property herein described; thence leaving said right-of-way margin run N 74°05'47" W 73.75 feet to a point; thence run N 8°51'39" E 141.04 feet to a point; thence run S 82°53'52" E 86.09 feet to a point on the West right-of-way margin of said Road; thence run along said right-of-way margin and along a curve to the right having a radius of 1039.85 feet, an arc length of 153.40 feet for a chord of S 13°40'26" W 153.26 feet back to the point of beginning, containing 0.27 Acres more or less.

Source of title: Instrument No. 20160919000340090, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.


THE PURPOSE of this Quitclaim Deed is to accurately reflect that title to the foregoing property is vested in Cynthia Jean Jackson.

TO HAVE AND TO HOLD the Property, together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, unto Grantee, its successors and assigns forever.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

Exempt under provisions of 40-22-1(b)(2), Property Tax Code.

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IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed under seal on or as of the 21st day of January, 2019.

MAXIM CRANE WORKS, L.P.

By: Maxim Crane Works, LLC

Its: General Partner

By:

Name: Don E. Goebel

Title: Vice President & General Counsel

STATE OF Pennsylvania

Allegheny COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Don Goebel, whose name as VP & General Counsel of Maxim Crane Works, LLC, the General Partner of Maxim Crane Works, L.P., a Pennsylvania limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he or she, as such VP & GC and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as General Partner of said limited partnership for and as the act of said partnership.

Given under my hand and official seal this 22 day of January, 2019.

Commonwealth of Pennsylvania - Notary Seal
Janessa M. Garble, Notary Public
Allegheny County
My commission expires February 5, 2022
Commission number 1324423

Member, Pennsylvania Association of Notaries
[NOTARIAL SEAL]

Janessa M. Garble
Notary Public

My commission expires: February 5, 2022



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