


This Instrument prepared by:
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20190125000026830 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
01/25/2019 11:34:51 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: Cynthia Jean Jackson	Grantee's Name/Mailing Address: Maxim Crane Works, L.P. 1225 Washington Pike Bridgeville, PA 15017	Property address: 1995 Fulton Springs Road, Alabaster, AL 35007 Date of sale: 01/___/2019 Purchase price: \$1.00
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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 **Cynthia Jean Jackson**, an unmarried resident of the State of Alabama (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 **Maxim Crane Works, L.P.**, a Pennsylvania limited partnership (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; 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 6.25 feet to a point, the point of beginning for the property herein described; thence run N 9°55'47" E 60.07 feet to a point; thence run S 84°22'35" E 79.27 feet to a point on the West right-of-way margin of Fulton Springs Road; thence run along said right-of-way margin S 9°16'36" W 62.09 feet to a point; Thence run N 82°53'52" W 79.84 feet back to the point of beginning, containing 0.11 Acres more or less.

Source of title: Instrument No. 2005 0105 00000 459, 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 Maxim Crane Works, L.P.

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 her 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 Section 40-22-1(b)(2), Property Tax Code.

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