

Send Tax Notice to: Brian Payne
P.O. Box 2572
Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA

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COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS: THAT FOR AND IN CONSIDERATION OF Five Hundred and No/100 Dollars (\$500.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Glenda K. Payne**, a widowed person, (herein referred to as **Grantor**), hereby remise, release, quitclaim, grant, sell and convey unto **Brian Payne**, (herein referred to as **Grantee**), for and during his life and/or his joint tenant with rights of survivorship and upon his death, then to his survivor in fee simple, together with every contingent remainder of right of reversion, all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, to wit:

See Exhibit A for legal

This deed was prepared without the benefit of a survey or title review.

This property no longer constitutes the homestead of Glenda K. Payne.

To Have and to Hold to the said Grantee for and during life, or as joint tenants and upon his death, then to his survivor in fee simple, and to the heirs and assigns of such survivor forever, together or separate with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals, this
4 day of Feb, 2019.

GRANTOR

20190205000037630 1/3 \$171.00
Shelby Cnty Judge of Probate, AL
02/05/2019 10:44:06 AM FILED/CERT

Shelby County, AL 02/05/2019
State of Alabama
Deed Tax: \$150.00

Glenda K. Payne (SEAL)
Glenda K. Payne

Adam W. Holmes
Notary

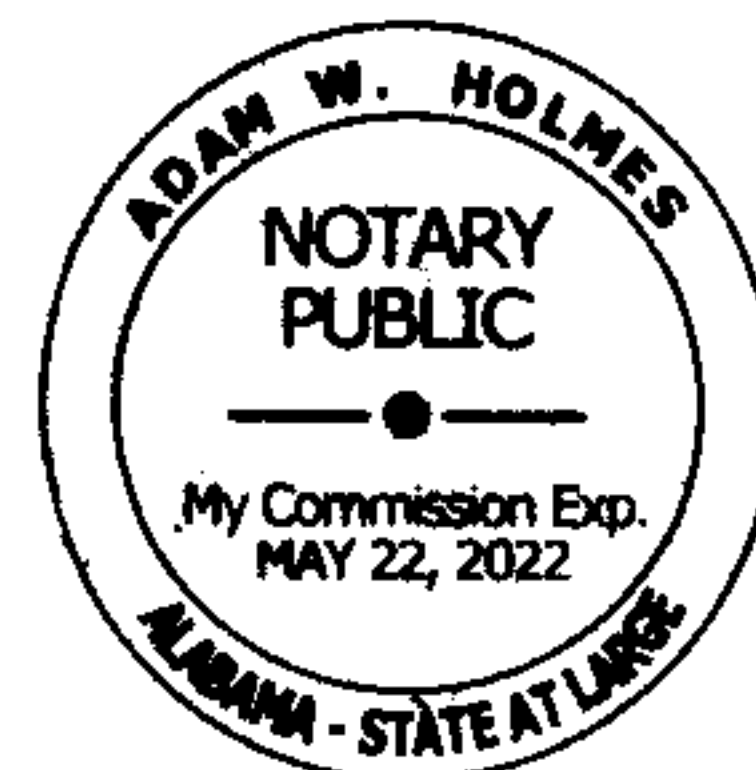


Exhibit A
LEGAL DESCRIPTION

From the northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West run easterly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 686.7 feet; Thence turn an angle of 88 degrees, 56 minutes, 10 seconds to the right and run southerly 329.07 feet to a point on the south Right of Way line of Shelby County Road No. 26; Thence turn an angle of 84 degrees, 17 minutes to the left and run southeasterly along the south R.O.W. line of said road 47.10 feet; Thence turn an angle of 02 degrees, 20 minutes to the right and continue southeasterly along the south R.O.W. line of said road 183.15 feet to the point of beginning of the land herein described; Thence continue southeasterly along the south R.O.W. line of said Road and last said course for 210.0 feet; Thence turn an angle of 80 degrees, 36 $\frac{1}{2}$ minutes to the right and run southerly 606.27 feet; Thence turn an angle of 88 degrees, 36 minutes, 15 seconds to the right and run westerly 207.0 feet; Thence turn an angle of 91 degrees, 23 minutes, 45 seconds to the right and run northerly 645.42 feet, more or less, to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West and being 2.98 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 Glenda Payne
Mailing Address 178 Christ's Way
Maylene AL

Grantee's Name Brian Payne
Mailing Address P.O. Box 2572
Alabaster AL 35007

Property Address 106 Christ's Way
Maylene AL

Date of Sale 2/4/19
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 149,580

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 2/5/19
X Unattested Karen Melser
(verified by)

Print Brian Payne
Sign Brian Payne
(Grantor/Grantee/Owner/Agent) circle one