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03/01/2019 01:16:10 PM  
QCDEED 1/4

**RECORDING REQUESTED BY:**

TERESA C. WHITE  
65 GABLEWOOD DRIVE  
MONTEVALLO, AL 35115

**PREPARED BY:**

LYNN BYRD  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**SEND TAX MESSAGE TO:**

TERESA C. WHITE  
65 GABLEWOOD DRIVE  
MONTEVALLO, AL 35115

**QUITCLAIM DEED**

THIS QUITCLAIM DEED, Executed this 23 day of February, 2019, by first party, **TERESA L. WHITE, ALSO KNOWN AS TERESA C. WHITE, A MARRIED WOMAN** whose mailing address is 65 GABLEWOOD DRIVE, MONTEVALLO, AL 35115 to second party, **TERESA C. WHITE, A MARRIED WOMAN**

whose mailing address is 65 GABLEWOOD DRIVE , MONTEVALLO, AL 35115.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of MONTEVALLO, County of SHELBY, State of ALABAMA to wit:

**PART OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY AS FOLLOWS:**

**FROM THE NORTHEAST CORNER OF SAID SECTION 3, RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 3 FOR A DISTANCE OF 448.03 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 91 DEGREES 15 MINUTES 58 SECONDS AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 1681.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 125.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 87 DEGREES 57 MINUTES AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 219.13 FEET, THENCE TURN AN ANGLE TO THE LEFT OF 91 DEGREES 53 MINUTES 32 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 125.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 88 DEGREES 06 MINUTES 51 SECONDS AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 219.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**ALSO, A 20' EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:**

A PARCEL OF LAND LOCATED IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 448.03 FEET; THENCE 91 DEGREES 15 MINUTES 58 SECONDS LEFT, IN A SOUTHERLY DIRECTION, A DISTANCE OF 1681.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 631.15 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 22; THENCE 119 DEGREES 34 MINUTES 09 SECONDS LEFT IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 97.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2587.17 FEET AND A CENTRAL ANGLE OF 3 DEGREES 20 MINUTES 38 SECONDS; THENCE ALONG ARC OF CURVE, IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 150.99 FEET TO END OF SAID CURVE; THENCE 63 DEGREES 37 MINUTES 01 SECONDS LEFT FROM A TANGENT OF SAID CURVE IN A NORTHERLY DIRECTION, A DISTANCE OF 507.74 FEET; THENCE 88 DEGREES 06 MINUTES 51 SECONDS LEFT IN A WESTERLY DIRECTION A DISTANCE OF 219.47 FEET TO THE POINT OF BEGINNING.

APN: 27-2-03-0-001-001.013

Property Address: 65 GABLEWOOD DRIVE, MONTEVALLO, AL 35115

BEING THE SAME PROPERTY CONVEYED TO TERESA L. WHITE, A MARRIED WOMAN FROM DAVID RAY MICHAEL AND SUSAN MORGAN MICHAEL, HUSBAND AND WIFE IN DEED RECORDED IN INSTRUMENT NO. 20041006000553480 OF THE SHELBY COUNTY, ALABAMA RECORDS.

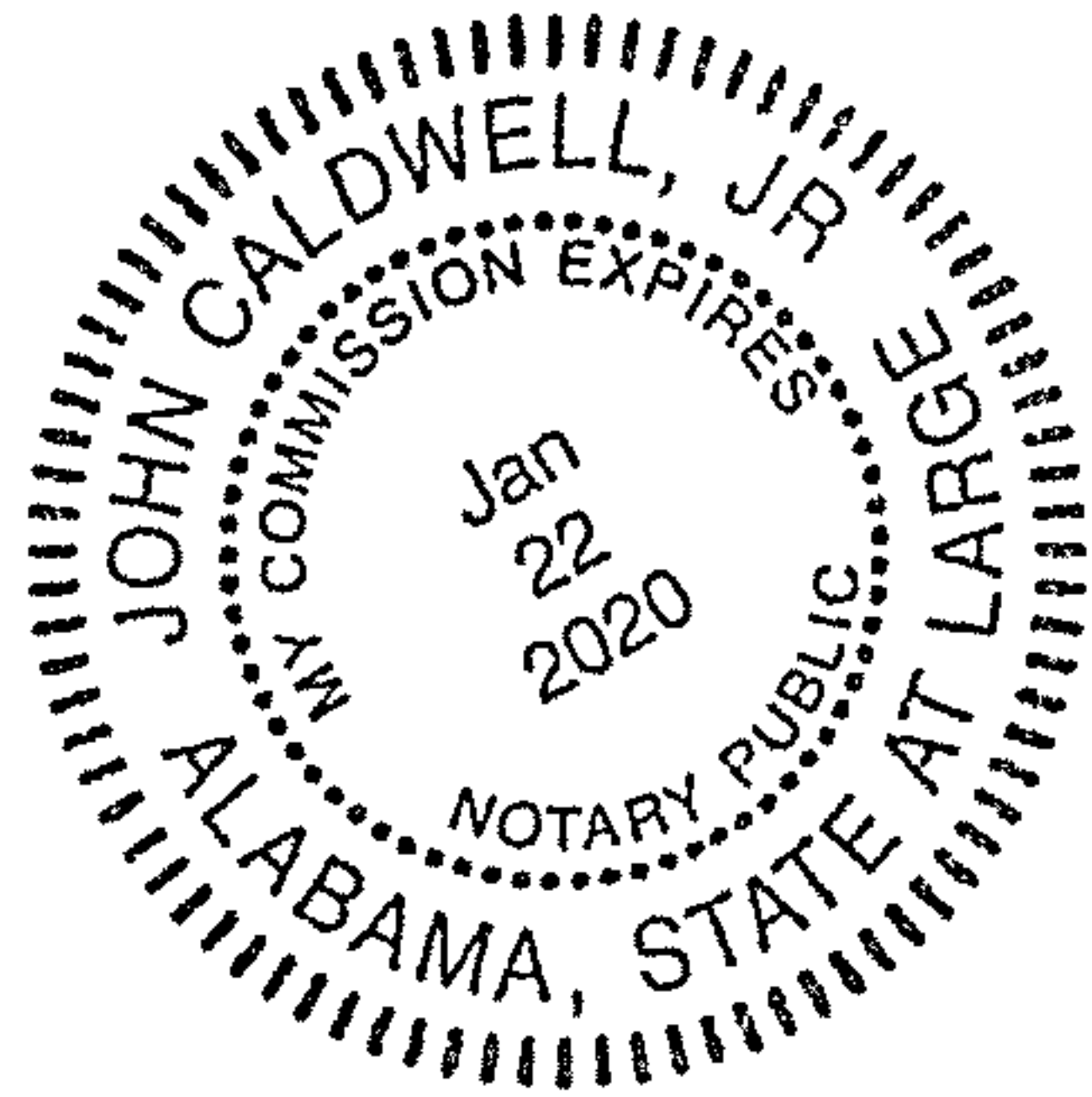
(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Teresa L White A/K/A Teresa C White  
TERESA L. WHITE  
A/K/A TERESA C. WHITE

STATE OF ALABAMA }  
COUNTY OF Shelby } SS.

I, John Caldwell, Jr, a Notary Public, hereby certify that TERESA L. WHITE A/K/A TERESA C. WHITE, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 23 day of February, 2019.



John Caldwell, Jr  
Notary Public

John Caldwell Jr  
My Commission Expires  
01/22/20

Real Estate Sales Validation Form

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

Grantor's Name THERESA L. WHITE
Mailing Address 65 GABLEWOOD DRIVE
MONTEVALLO, AL 35115

Grantee's Name THERESA C. WHITE
Mailing Address 65 GABLEWOOD DRIVE
MONTEVALLO, AL 35115

QC Deed is to correct Grantor's last name. No consideration

Property Address 65 GABLEWOOD DRIVE
MONTEVALLO, AL 35115

Date of Sale 2/23/19
Total Purchase Price \$ 0
or
Actual Value \$
or
Assessor's Market Value \$ 214,200.00

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
Sales Contract
Closing Statement
Appraisal
X Other ASSESSOR'S INFORMATION

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 2-23/2019

Print TERESA C White

Unattested

Sign Teresa C White
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2019 01:16:10 PM
\$25.00 CHARITY
20190301000065590