

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Danny E. Thornburg
352 Ola Dr.
Shelby AL 35143

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

20190318000084880 1/3 \$104.50
Shelby Cnty Judge of Probate, AL
03/18/2019 10:09:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Leigh Ann Langley, a married woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Danny E. Thornburg** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See attached Exhibit A for legal description

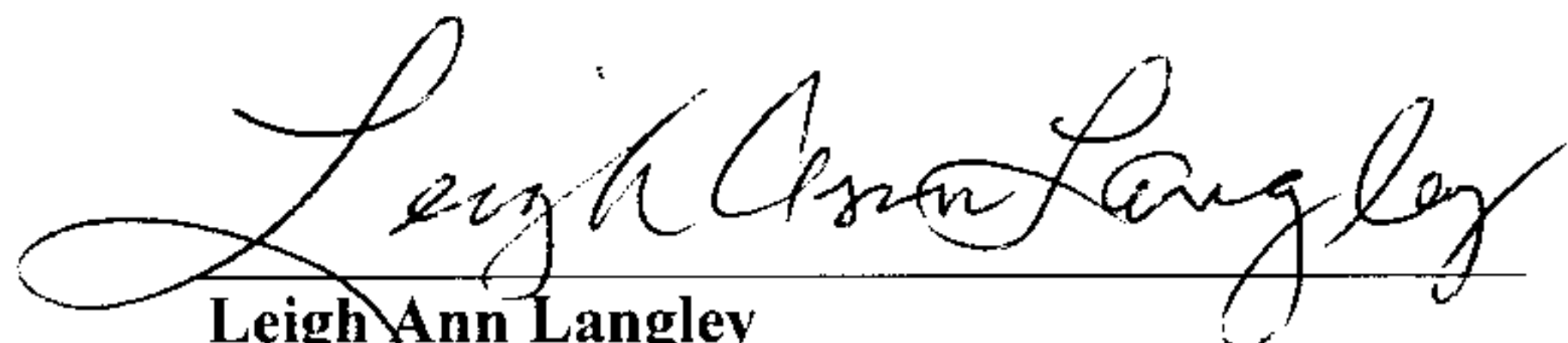
Leigh Ann Langley and Leigh Ann Thornburg are one in the same person.

The above described property constitutes no part of the homestead of the Grantor or her spouse.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 12th day of March, 2019.


Leigh Ann Langley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Leigh Ann Langley**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2019.




Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 03/18/2019
State of Alabama
Deed Tax: \$83.50

EXHIBIT A – LEGAL DESCRIPTION

Part of the NE 1/4 of the NE 1/4 of Section 9, Township 24, Range 15 East described as follows: Commence at the SW corner of said 1/4 1/4 section; thence turn 41 degrees 50' right from the West boundary of said 1/4 1/4 section and run northeasterly 333.00 feet; thence turn 34 degrees 59' right and run northeasterly 169.60 feet to the point of beginning of the tract of land herein described; thence turn 84 degrees 40' left and run northwesterly 180.00 feet thence turn 89 degrees 29' right and run northeasterly 242.00 feet thence turn 90 degrees 31' right and run southeasterly 180.00 feet thence turn 89 degrees 29' right and run 242.00 feet to the point of beginning. According to survey of M. D. Arrington, registered Land Surveyor dated May 2, 1986.

Also, a non-exclusive easement to provide ingress and egress to and from the above described parcel and Shelby County Highway No.46; said easement over and across part of the SE 1/4 of SE 1/4 of Section 4, Township 24 North, Range 15 East and the NE 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East, said easement being 20.0 feet wide, 10.0 feet on both sides of a center line described as follows: Commence at the SW corner of the NE 1/4 of NE 1/4 of Section 9, Township 24 North, Range 15 East; thence turn 47 degrees, 50' right from the West boundary of said 1/4 1/4 section and run Northeasterly 333.00 feet; thence turn 34 degrees 59' right and run northeasterly 169.60 feet; thence turn 84 degrees 40' left and run northwesterly 180.00 feet; thence turn 89 degrees 29' right and run northeasterly 232.00 feet to the point of beginning of the easement center line herein described thence turn 85 degrees 44' left and run northwesterly 1229.0 feet to a point on the southerly R.O.W. of Spring Creek Road (County road number 46). Situated in Shelby County, Alabama.



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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 Leigh Ann Langley
Mailing Address Alabaster

Grantee's Name Danny E. Thornburg
Mailing Address 252 Ola Dr.
Shelby AL 35143

Property Address 252 Ola Dr
Shelby AL 35143

Date of Sale 3/12/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 83,500.00

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
☒ Other 1/2 tax value

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 _____

Print Leigh A. Langley

Unattested _____

Sign Leigh A. Langley

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1