



20190405000111680 1/3 \$411.50
Shelby Cnty Judge of Probate, AL
04/05/2019 03:10:29 PM FILED/CERT

This instrument prepared by:

Send tax notice to:

ELLIS, HEAD, OWENS & JUSTICE Jack David Armstrong, Jr.

P.O. Box 587 440 NE 4th Avenue Apt. 714
Columbiana, Alabama 35051 Ft. Lauderdale, Florida 33301

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, including compliance with divorce decree and marital settlement agreement, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, ANTONIA M. ARMSTRONG, an unmarried woman (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto JACK DAVID ARMSTRONG, JR. (herein referred to as Grantee), all her right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama and run South 89 degrees 09 minutes 03 seconds West a distance of 962.04 feet to the easterly edge of a 30' easement; thence South 16 degrees 10 minutes 16 seconds East along the easterly edge of said easement a distance of 1104.49 feet; thence South 73 degrees 49 minutes 44 seconds West a distance of 80 feet to the center of a 100 foot Alabama Power right of way; thence South 16 degrees 10 minutes 16 seconds East along the center of said right of way a distance of 160.00 feet; thence North 87 degrees 58 minutes 22 seconds East leaving said right of way a distance of 675.22 feet to the East line of said 1/4-1/4 section; thence North 0 degrees 33 minutes 03 seconds East along said East line a distance of 1227.17 feet to the point of beginning.

PARCEL II:

Lots 17, 18 and 19 according to the Survey of Chancellor's Crossing, as recorded in Map Book 28, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Mineral and mining rights not owned by the Grantors.
2. Easements, building set back line, restrictions, and Alabama Power Company easement as shown on recorded map.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 112, Page 191; and Deed Book 111, Page 415,

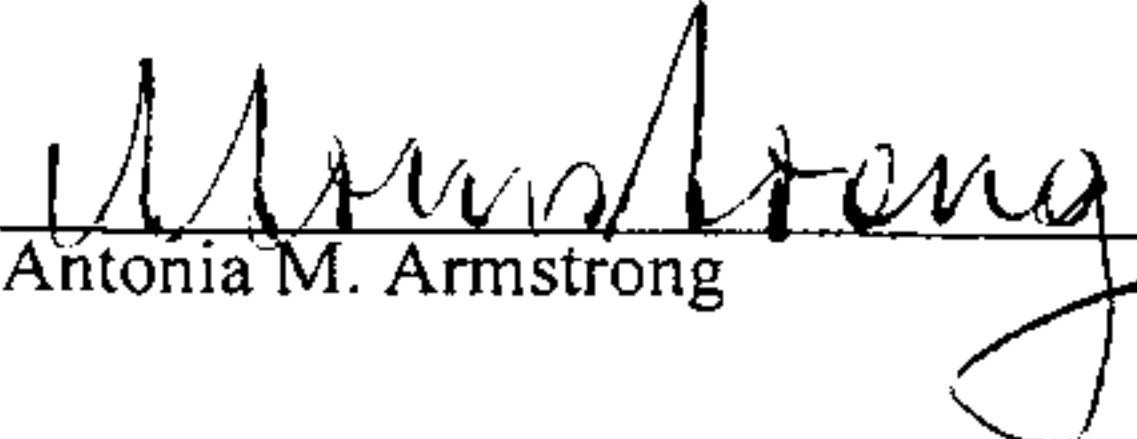
Shelby County, AL 04/05/2019
State of Alabama
Deed Tax: \$390.50

in Probate Office.

4. Reservations, limitations, and conditions as set forth in easements for ingress and egress from Barbara Hamby Stone and Mary S. Hamby recorded in Instrument #2000-18507; and Instrument #2000-18508, in Probate Office.
5. Agreement by Jan Hamby Piper as recorded in Real Record 187, Page 272, in Probate Office.
6. Flood rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 263, Page 208, in Probate Office.
7. Terms, conditions, and limitations as set forth in the Covenant Settlement with Lennis W. Caudill in re: Case No. CV-91-879-NS and as set forth in Instrument #1992-15943, in Probate Office.
8. Restrictive covenants as shown in document recorded in Instrument #2002-5207, in Probate Office.
9. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
10. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Inst. No. 2003/66108.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of April, 2019.


Antonia M. Armstrong

STATE OF MARYLAND)
Montgomery COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Antonia M. Armstrong, an unmarried woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2019.


Notary Public

My Commission Expires: 08/04/2019

Real Estate Sales Validation Form

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

Grantor's Name Antonia M. Armstrong
Mailing Address 7131 Arlington Road, Apt. 216
Bethesda, Maryland 20814-2918

Grantee's Name Jack David Armstrong
Mailing Address 440 NE 4th Avenue, Apt. 714
Ft. Lauderdale, Florida 33301

Property Address 2016 Chancellors Ferry Cove
Harpersville, Alabama 35078

Date of Sale April 3, 2019
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 390,430.00

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

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 3/13/2019

Print Antonia Armstrong

☐ Unattested

Sign Antonia Armstrong

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

20190405000111680 3/3 \$411.50
Shelby Cnty Judge of Probate, AL
04/05/2019 03:10:29 PM FILED/CERT