

QUIT CLAIM DEED

This Instrument Prepared by:
Bryan Royster, P.C.
1708 Fifth Avenue, Jasper, Alabama 35502-0729

Without Survey or Title Examination
Without Serving as Closing Attorney

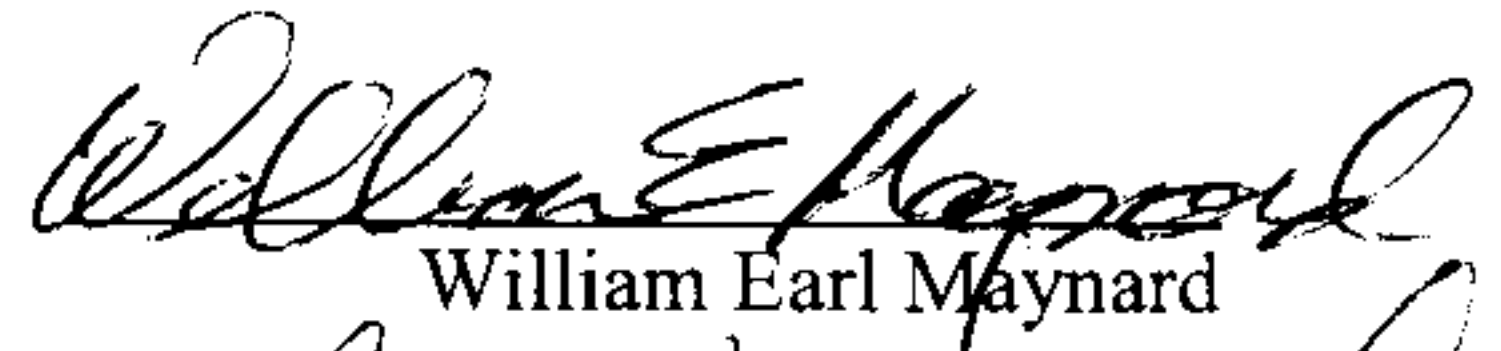
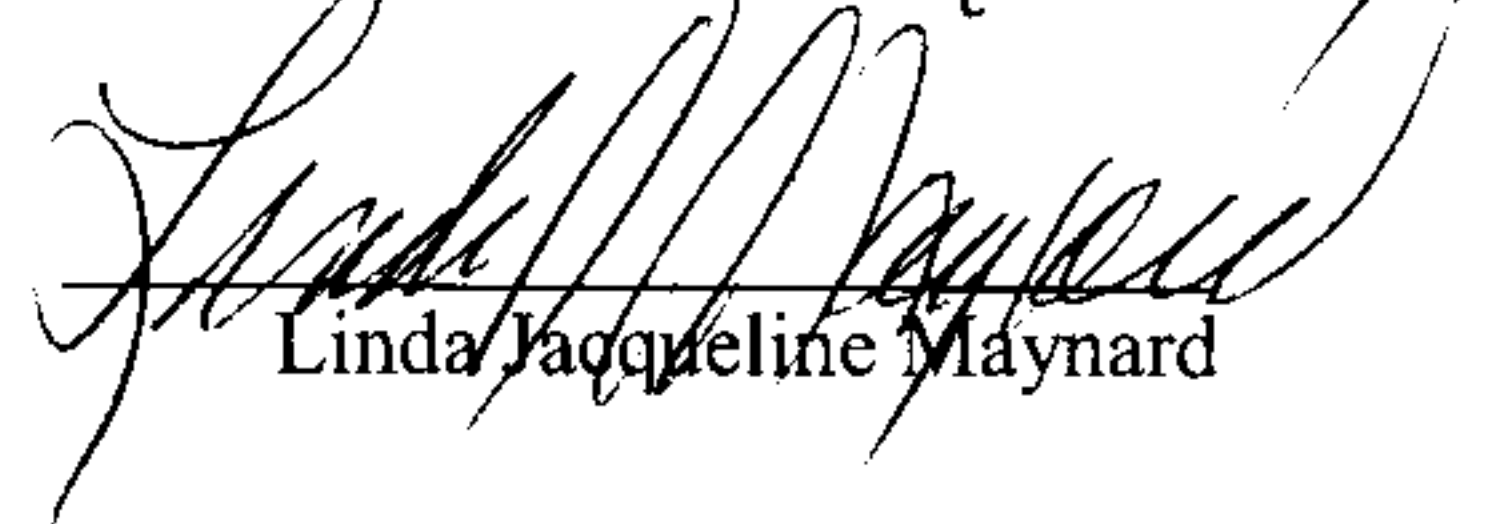
KNOW ALL MEN BY THESE PRESENTS, that William Earl Maynard and Linda Jacquelyn Maynard, husband and wife, of the County of Madison and State of Alabama for and in consideration of the sum of Ten Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto "The Maynard Family Trust", William Earl Maynard and Linda Jacqueline Maynard, Trustees, all their right, title and interest in and to the following real estate situated in Shelby County, Alabama, and more particularly described as follows, to-wit:

Lot #7 in Clearview Estates as shown by map of said subdivision recorded in Map Book 7, on page 43 in the Probate Office of Shelby County, Alabama; Also:
A tract of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East and in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the SW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East; thence East along the South line of Section 19, 1081.33 feet; thence 90 deg. 00' 00" left, leaving said Section line 254.01 feet, to a point on the Northeasterly right of way of proposed Hickory Street; thence turn an angle to the left and run in a Northwesterly direction along the Northeasterly right of way of said proposed street 40 feet to the point of beginning; thence continue in a Northwesterly direction along the Northeasterly right of way of said proposed Hickory Street a distance of 628.16 feet, more or less, to the SE corner of Lot No. 10 in Clearview Estates as shown by map recorded in Map Book 7, page 43 in the Probate Office of Shelby County, Alabama; thence run in a Northeasterly direction along the Eastern boundary of said Lot 10 a distance of 86.73 feet to a point; thence continue in the same direction a distance of 120 feet, more or less, to a point on the Northerly boundary of said Lot 10, which point is 80 feet from the Northeasternmost corner of said Lot 10; thence run in a Southeasterly direction along the Northerly boundary of said Lot 10 and along the Southerly boundary of said Lot 7 a distance of 200 feet; more or less, to the Southernmost corner of said Lot 7; thence run in a Northeasterly direction along the Eastern boundary of said Lot 7, a distance of 194.66 feet to a point; thence continue to run in a Northeasterly direction along the Northeasterly boundary of said Lot 7 a distance of 416.60 feet to the Easternmost corner of said Lot 7, which point constitutes the Northwesternmost corner of the property deeded to Lee G. Gober and wife by deed recorded in Deed Book 322, page 818 in said Probate Office; thence run Easterly along the Western boundary of said Gober property as described in said deed, a distance of 241.58 feet; thence turn an angle to the right and run in a Southeasterly direction along the Western boundary of said Gober property a distance of 374.68 feet to a point; thence turn to the right and run in a Southwesterly direction a distance of 670 feet, more or less, to the point of beginning, said point of beginning being located on the Northeasterly right of way of said proposed Hickory Street, and 40 feet along the Northeasterly right of way of said proposed street from the point of beginning of the said Gober property as described in said Deed Book 322, page 818.

THE GRANTORS convey to the grantees herein, a right of way and easement for access over that certain parcel of property as described in Deed Book 324, page 918 and Deed Book 324, page 934 in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to William Earl Maynard and Linda Jacqueline Maynard from Elbert W. Gibson and wife, Hazel Gibson, by Warranty Deed recorded in Shelby County, Alabama.

IN TESTIMONY WHEREOF, We have hereunto set our hands and seal this
9 day of May A.D., 2007.


William Earl Maynard

Linda Jacqueline Maynard

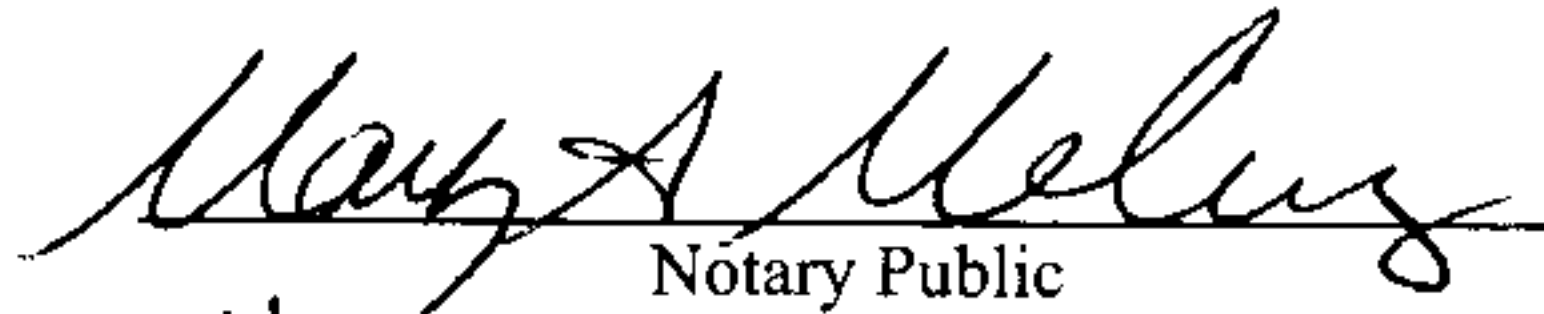
STATE OF Alabama

COUNTY OF Madison

ACKNOWLEDGMENT

I, undersigned, a Notary Public in and for said County in said State, hereby certify that William Earl Maynard and Linda Jacqueline Maynard whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the same day the same bears date.

Given under my hand this 9 day of May, 2007.


Notary Public

My commission expires the 12th day of April, 2010.

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL
CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE
PROPERTY TRANSFERRED, (WHICHEVER IS GREATER) IS
\$0.00.


AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9 DAY OF May, 2007



COMMISSION EXPIRATION: 04-12-2010

Property Address:

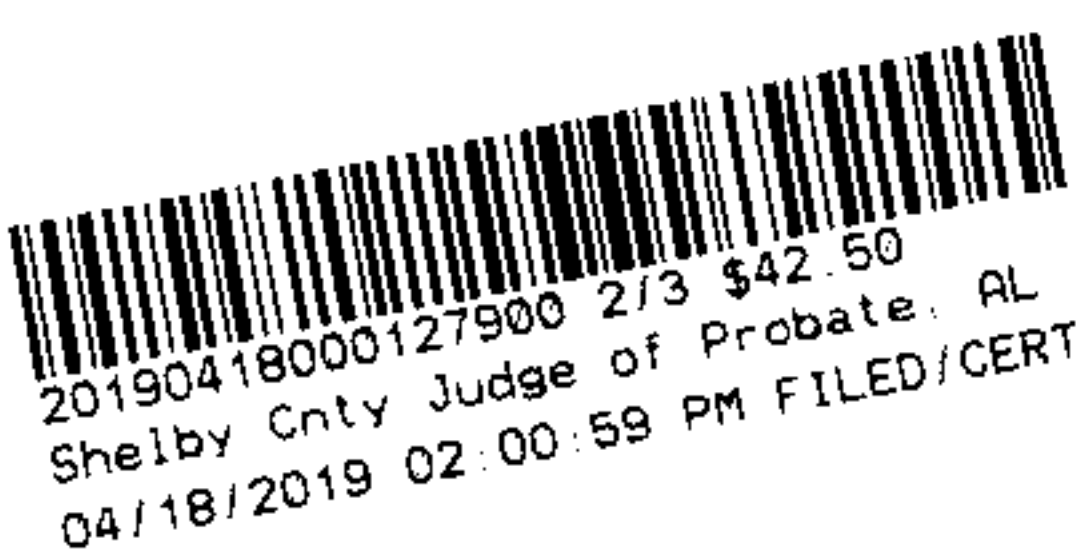
Mail tax bills to (Person or
Agency responsible for
payment of taxes):

The Maynard Family Trust
William Earl Maynard and
Linda Jacqueline Maynard, Trustees
404 Stella Drive
Madison, Alabama 35758

Tax I.D. No.:

RECORD and RETURN TO:

The Maynard Family Trust
William Earl Maynard and
Linda Jacqueline Maynard, Trustees
404 Stella Drive
Madison, Alabama 35758



Real Estate Sales Validation Form

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

Grantor's Name William Earl Maynard and
Mailing Address Linda Jacqueline Maynard
404 Stella Drive
Madison, AL 35758

Grantee's Name Maynard Family Trust, William
Mailing Address E. Maynard and Linda T. Maynard,
Trustees
404 Stella Drive, Madison, AL 35758

Property Address Parcel No. 20420000009.001
Columbiana, AL

^{Transfer}
Date of Sale May 9, 2007

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 20,220.00

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 Shelby County Tax Assessor's Office 2007

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 3/7/2019

Print Rosario Cartwright

Sign Rosario Cartwright

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20190418000127900 3/3 \$42.50
Shelby Cnty Judge of Probate, AL
04/18/2019 02:00:59 PM FILED/CERT