

THIS INSTRUMENT WAS PREPARED BY:

Evan Eberhardt, Esq.
244 Inverness Center Dr Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

Leigh Farris
PO Box 1896
Columbiana, AL 35051

GRANTOR

The Launch, Inc. an Alabama Corporation
Route 1, Box 3 D
Chelsea, AL 34043

GRANTEE

Leigh Farris
PO Box 1896
Columbiana, AL 35051

Property Address: No Street Address

Purchase Price: \$1.00

Sale Date: May 6, 2019


20190516000167230 1/4 \$198.50
Shelby Cnty Judge of Probate, AL
05/16/2019 01:05:06 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW BY ALL MEN BY THESE PRESENTS, That in consideration of the sum of One and 00/100 Dollars (\$1.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

The Launch Inc., an Alabama Corporation

(herein referred to as "Grantor") grants, bargains, sells, quitclaims, and conveys unto:

Leigh Farris

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

N½ of SW¼ of NW¼ lying South and West of Lay Lake in Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, together with a 30 foot wide nonexclusive road right-of-way from Reed Creek Road into West boundary of above described land:

S½ of NE¼ of SE¼; 12 acres off the North end of the SE¼ of SE¼; all of the S½ of SE¼ lying South of Reed Creek, Section 23, Township 24 North, Range 15 East, Shelby County, Alabama. SUBJECT to all rights-of-ways and easements that may be of record or in evidence through use. SUBJECT to reservation of oil, gas, mineral and mining rights as reserved by Gulf States Paper Corporation in that certain deed recorded in Real Book 003, page 430, in the office of the Judge of Probate, Shelby County, Alabama.

Situated in Shelby County, Alabama.

Shelby County, AL 05/16/2019
State of Alabama
Deed Tax: \$174.50

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Northeast corner of the Southwest quarter of the Northwest quarter of Section

24, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter a distance of 336.61' to a point on the waters edge of Lay Lake and the point of beginning of the property being described, Thence continue along last described course a distance of 318.61' to a point, Thence turn an angle to the left of 80 degrees 29 minutes 37 seconds and run Southerly a distance of 110.0' to a point, thence turn an angle to the left of 116 degrees 0 minutes 0 seconds and run East-Northeasterly a distance of 140.0' to a point, Thence turn an angle to the right of 26 degrees 0 minutes 0 seconds and run Easterly a distance of 177.0' to a point, Thence turn an angle to the left of 31 degrees 10 minutes 17 seconds and run Northeasterly a distance of 120.28' to a point on the waters edge of Lay Lake, thence turn an angle of 136 degrees 05 minutes 02 seconds to the left and run Westerly along the waters edge a distance of 23.27' to a point, Thence turn an angle of 13 degrees 30 minutes to the right and run Northwesterly along waters edge a distance of 76.73' to the point of beginning, containing 0.723 of an acres and marked at each corner by a steel rebar pin.

Situated in Shelby County, Alabama.

Subject to 50 ft. set back restrictions for all septic tank lines with no lines being closer to the water's edge than 50 ft. according to Federal Law.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 8 & PARCEL 7 OF THE SURVEY OF LIGHTHOUSE POINT ESTATES A METES AND BOUNDS PARCEL, AND ALSO PART OF THE SW ¼ OF NW ¼ OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 15 EAST more particularly described as follows:

Commence at the N.E. corner of the S.W. ¼ of the N.W. ¼, Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence Westerly along the North line of said quarter-quarter a distance of 336.61 feet to a point on the water line of Lay Lake and the point of beginning of the property being described; thence continue along last described course a distance of 400.0 feet to a point; thence turn an angle of 91 degrees 56' 58" to the left and run Southerly a distance of 108.49 feet to a point; thence turn an angle of 87 degrees 00' 16" to the left and run South Southeasterly a distance of 59.52 feet to a point; thence turn an angle of 1 degree 59' 57" and run Northeasterly for 308.98 feet; thence 19 degrees 43' 43" to the left and run Northeasterly for a distance of 120.28 feet to a point on the water line of said Lay Lake; thence turn an angle of 136 degrees 05' 02" to the left and run Northwesterly a distance of 23.27 feet to a point on the said water line; thence turn an angle of 13 degrees 30' to the right and run Northwesterly a distance of 76.73 feet to the Point of Beginning. This parcel contains 1.03 acres, more or less.

TO HAVE AND TO HOLD unto the said GRANTEE, and its assigns.

IN WITNESS WHEREOF, the said Grantor has hereto set its signature and seal, this the 16th day of May, 2019.

The Launch Inc., an Alabama Corporation

By: Ralph Jarvis


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Shelby Cnty Judge of Probate, AL
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Its: _____

STATE OF Alabama)
COUNTY OF Shelby)

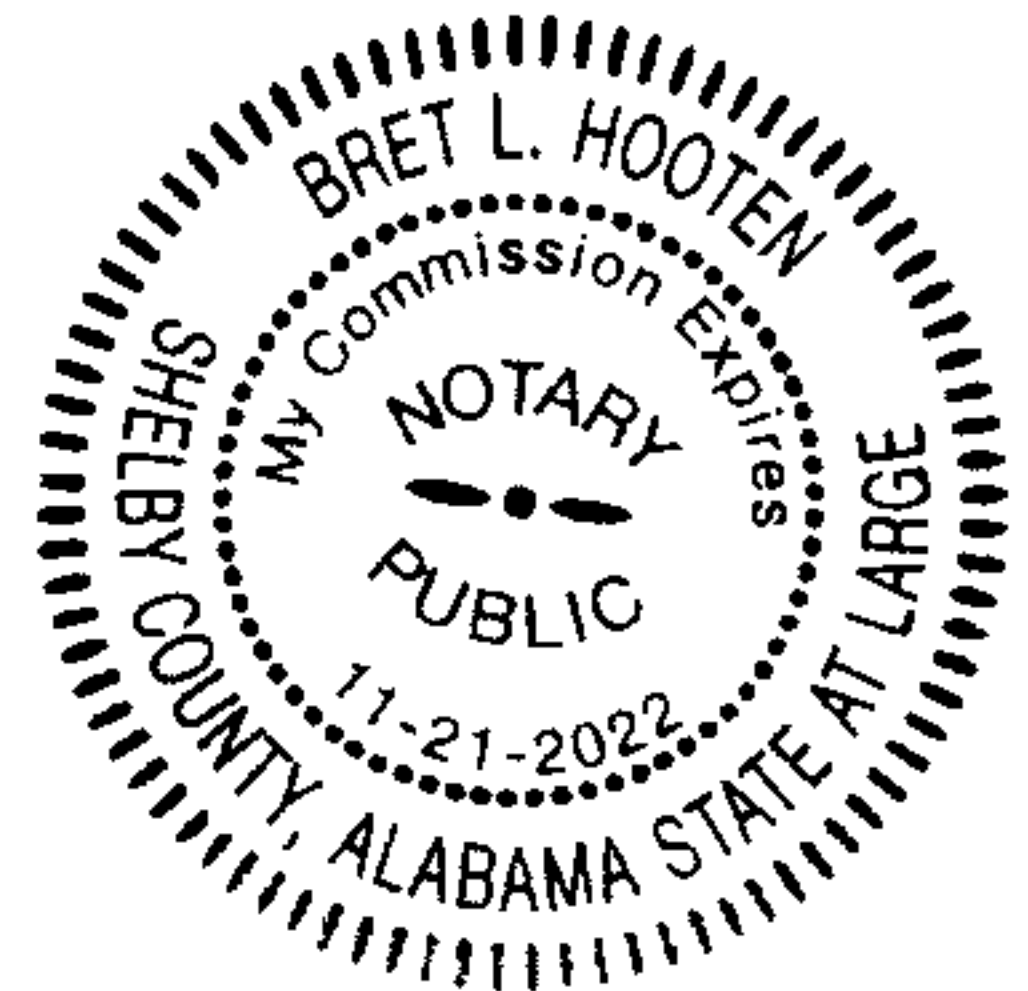
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leigh Farris, the Agent of The Launch, Inc., an Alabama Corporation, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 16th day of May, 2019

Bret L. Hooten

Notary Public

My Comm. Expires: 11/21/22



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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 Grantor
Mailing Address Route 1
Box 3 D
Chelsea AL 34043

Grantee's Name Leigh Farris
Mailing Address P.O. Box 1896
Columbiana, AL 35051

Property Address N/A

Date of Sale May 16th, 2019
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 174,200

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 5-16-19

Print Leigh Farris

Unattested

(verified by)

Sign Leigh Farris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Sarah Robinson
ASSESSMENT 5/16/2019

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