

20190702000236830
07/02/2019 12:17:22 PM
QCDEED 1/3

Please send tax statements to:
Larry Pickett
115 Nelson Walker Rd.
Columbiana, AL 35051

Return To:
Fidelity Land Title Agency
10723 Montgomery Rd.
Cincinnati OH 45242

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on this 26 day of June, 2019 between **Bayview Loan Servicing, LLC, a Delaware Limited Liability Company** ("Grantor") whose address is 4425 Ponce De Leon Blvd., Coral Gables FL 33146 and **Larry Pickett** ("Grantee") whose address is 115 Nelson Walker Rd., Columbiana AL 35051.

By the Purchase Agreement, signed by Grantor and Grantee, The Full CONSIDERATION, in the amount of Two Thousand DOLLARS (\$2000.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plat. Piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the County of Shelby, State of Alabama, described as follows:

The following described property situated in Shelby County, Alabama, to-wit:

One acre, more or less, in the West half of Northeast Quarter of Southwest Quarter lying East of the Shelby Road and joining the one acre, more or less, lot of Winnie Wynn on the North, being in Section 35, Township 21, Range 1 West.

Less and Except:

From the Southwest corner of the North-East Quarter of the South-East Quarter of Section 35, Township 21 South, Range 1 West, go North 87 degrees 04 minutes 52 seconds East, 410.00 feet; thence North 05 degrees 18 minutes 20 seconds West, 734.74 feet to a point on the Westerly Right-of-Way line of Shelby Co. Highway No. 37 (also known as Egg and Butter Road) for a Point-of-Beginning; thence North 78 degrees 26 minutes 23 seconds East, 181.62 feet; thence North 09 degrees 09 minutes 35 seconds West, 144.46 feet; thence South 64 degrees 21 minutes 58 seconds West, 184.04 feet to the Westerly Right-of-Way line of said Road, thence

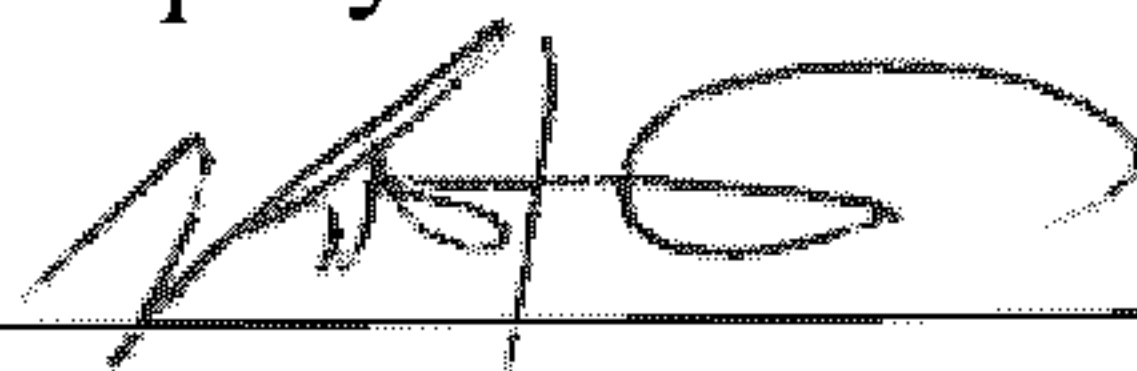
Southerly along the arc of a curve to the right which has a radius of 1,000 feet; a delta angle of 0 degrees 46 minutes 18 seconds and a chord bearing of South 07 degrees 10 minutes 13 seconds East, along the arc of said curve a distance of 13.47 feet; thence South 06 degrees 10 minutes 37 seconds East, 86.53 feet to the Point-of-Beginning. Lying in the North-East Quarter of the South-East Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama.

For information purposes only:

Property Address: 941 Egg And Butter Rd, Columbiana, AL 35051

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 26 day of June, 2019.

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

By 

Name: Patrick Joyce

Title: VP


State of Florida

County of Miami-Dade ss:

Before me the undersigned, a Notary Public in and for said County and State, on this 26 day of June, 2019 personally appeared Patrick Joyce, known to me to be the VP, of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company who subscribed her name as the authorized officer hereof to the foregoing instrument and acknowledged to me that she executed the same as on behalf of the corporation, for the uses and purposes herein set forth.

Give under my hand and seal the day and year last above written.





Notary Public

Instrument Prepared by:
Bayview Loan Servicing, LLC
4425 Ponce de Leon Blvd.
Coral Gables FL 33146

Real Estate Sales Validation Form

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

Grantor's Name	Bayview Loan Servicing, LLC	Grantee's Name	Larry Pickett
Mailing Address	4425 Ponce De Leon Blvd	Mailing Address	115 Nelson Walker Rd.
	Coral Gables FL 33146		Columbiana, AL 35051
Property Address	941 Egg And Butter Rd	Date of Sale	06/26/2019
	Columbiana, AL 35051	Total Purchase Price	\$ 2000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 06/27/2019Print Brandi DickersonUnattestedSign Brandi Dickerson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/02/2019 12:17:22 PM
 \$23.00 CHERRY
 20190702000236830

Allen S. Bayl