

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, **CINDI WHITE, an unmarried woman**, the undersigned Grantor, do convey, release, remise and quitclaim my interest to, **CINDI WHITE, Trustee of the Cindi White Revocable Living Trust dated July 10, 2019, and any amendments thereto.**, Grantees, in the following described real property situated in Shelby County, Alabama, viz;

See attached exhibit A for legal description which is incorporated by reference as though fully set out herein.

Source of Title:

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of July, 2019.

Cindi White (SEAL)
CINDI WHITE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **CINDI WHITE**, 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 10th day of July, 2019.

John R. Holliman
Notary Public

My Comm Expires:
08-28-2022

This Instrument was Prepared by:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464



“Exhibit A”

An easement for ingress and egress being more particularly described as follows: Commence at the Northwest Corner of the above-described property and run Southerly along West line of said tract 20.7 feet to a point on centerline of a 20.0 foot easement and the point of beginning; thence right 72 degrees 22 minutes 23 seconds and run along said centerline 122.5 feet; thence right 3 degrees 18 minutes 20 seconds and run 135.6 feet; thence right 5 degrees 21 minutes 20 seconds and run 102.5+/- feet to the intersection of a county road and said 20.0 foot easement centerline; said point being end of said easement.

ALSO:

Commence at the NE Corner of Section 25, Township 21 South, Range 3 West; thence run Southerly along the East line of said Section for a distance of 1328.0 feet; thence turn an angle to the right of 94 degrees 28 minutes 00 seconds for a distance of 1316.20 feet; thence turn an angle to the left of 94 degrees 20 minutes 00 seconds for a distance of 319.71 feet; thence turn an angle to the right of 93 degrees 48 minutes 00 seconds for a distance of 935.84 feet to the point of beginning; thence continue along last described course for a distance of 345.0 feet to the Easterly right of way of Smokey Road (Shelby Co. #12); thence turn an angle to the left of 85 degrees 45 minutes 00 seconds and run along said right of way for a distance of 316.0 feet, more or less, to an old fence line; thence turn an angle to the left of 94 degrees 15 minutes 00 seconds for a distance of 345.0 feet; thence turn an angle to the left of 85 degrees 45 minutes 00 seconds for a distance of 316.0 feet to the point of beginning.

Out of the above described is a 20.0 foot easement for ingress and egress being described as follows: Commence at the NE Corner of the above described tract; thence run Southerly along the East line thereof for a distance of 140.65 feet to the point of beginning of a 20.0 foot wide easement lying 10.0 feet on each side of the following described line; thence turn an angle to the right of 72 degrees 22 minutes 23 seconds for a distance of 133.5 feet; thence turn an angle to the right of 3 degrees 18 minutes 20 seconds for a distance of 135.6 feet; thence turn an angle to the right of 5 degrees 21 minutes 20 seconds for a distance of 103.5 feet more or less to the intersection of a County road and said 20.0 foot easement, said point being the end of said easement.

Source of Title: Instrument # 1992-14467

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Cindi White
 Mailing Address 177 Cotton Trace, Maylene AL 35114

Grantee's Name Cindi White, Trustee of
 Mailing Address the Cindi White Revocable Living Trust
177 Cotton Trace, Maylene AL 35114

Property Address 2505 Smokey Rd, Alabaster, AL 35007
Parcel #: 23 7 25 1 001 025 000

Date of Sale 7/10/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$167290.00

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 Tax Assesor's 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.

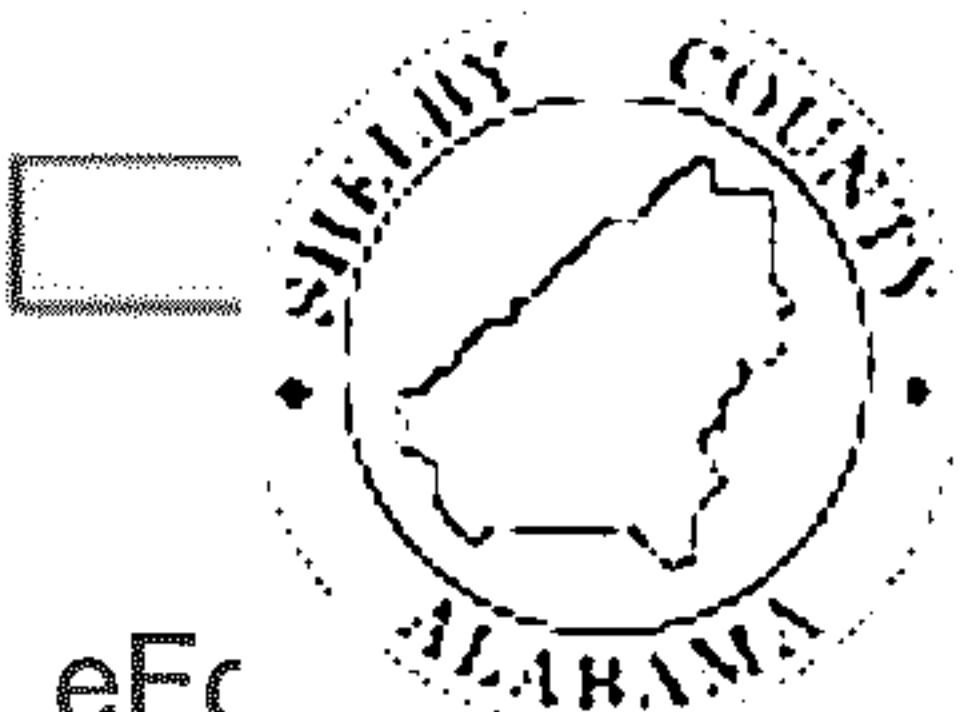
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama
 Clerk
 (verified by)
 Shelby County Clerk
 07/26/2019 03:18:18 PM
 \$191.50 CATHY
 20190726000269790

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl