

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Seventy One Thousand and no/100 Dollars (\$71,000.00) and other good and valuable consideration in hand paid to the undersigned, John Andrews, a married man and Dale Pugh, a married man (hereinafter called the Grantors), the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Tarcisio Franco** (hereinafter called Grantee), for and during their joint lives and upon the death of them, then to the survivor of them, together with every contingent remainder and right of reversion all of the Grantors' right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

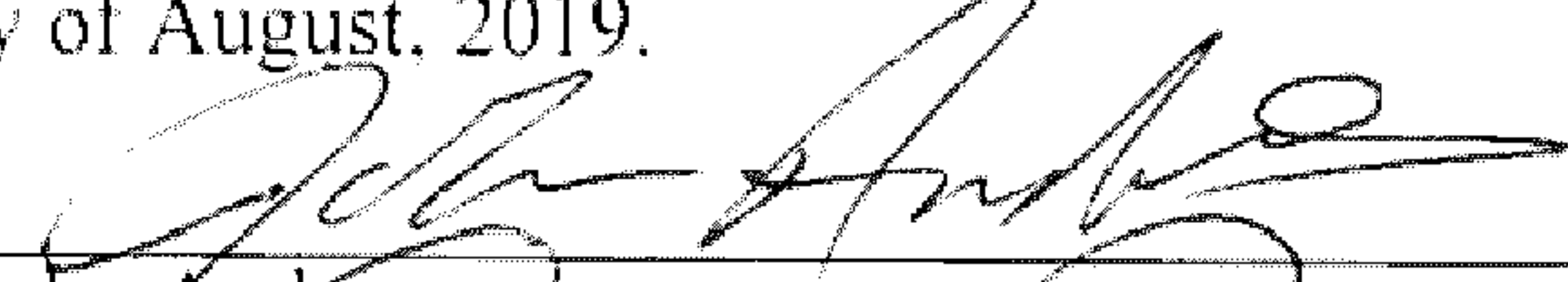
Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the South line of said 1/4-1/4 764.57 feet to a point; thence 88 degrees 19 minutes 38 seconds right and run Northerly 660.0 feet to a point; thence 91 degrees 40 minutes 22 seconds right and run Easterly 200.0 feet to a point; thence 91 degrees 40 minutes 22 seconds left and run Northerly 221.39 feet to a point; thence 67 degrees 47 minutes left and run Northwesterly 158.06 feet to the point of beginning of the property being described; thence 7 degrees 50 minutes 31 seconds left and run Westerly 55.38 feet to a point; thence 12 degrees 42 minutes 07 seconds left and run Westerly 55.00 feet to a point; thence 88 degrees 19 minutes 38 seconds right and run Northerly 195.0 feet to a point; thence 88 degrees 19 minutes 38 seconds left and run Westerly 20.19 feet to a point on the East right-of-way line of a public road 30.0 feet in width; thence 84 degrees 10 minutes right and run Northerly 55.17 feet along the right- of-way of said road to the point of beginning of a curve to the right having a central angle of 126 degrees 13 minutes 38 seconds and a radius of 25.0 feet; thence continue along the arc of said curve 55.10 feet to the point of tangency of said curve; thence continue running Easterly along the South right-of-way line of said road 62.21 feet to the point of beginning of a curve to the left having a central angle of 8 degrees 20 minutes and a radius of 234.63 feet; thence continue Easterly along the arc of said road curve a distance of 34.12 feet to the point of tangency of said curve; thence continue Easterly along the South right-of-way line of said road a tangent distance of 107.01 feet to a point; thence 89 degrees 55 minutes right and run Southerly 214.96 feet to the point of beginning.

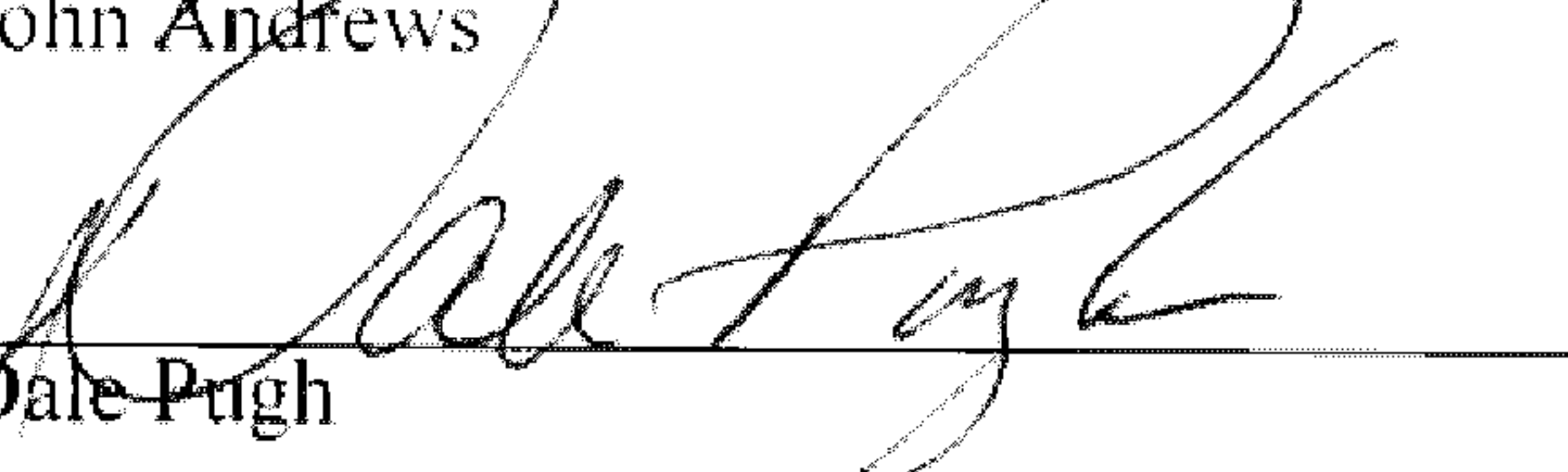
This is not the primary resident of the Grantors nor their spouses.

Subject to easements, restrictions and right of ways of record.

Property is being sold "AS IS". The Grantee have been informed that they are purchasing a Tax Deed for the Grantors. **No title search was requested or preformed by the Preparer.**

TO HAVE AND TO HOLD to said Grantees, as joint tenants with right of survivorship forever. Given under my hand and seal this the 20th day of August, 2019.



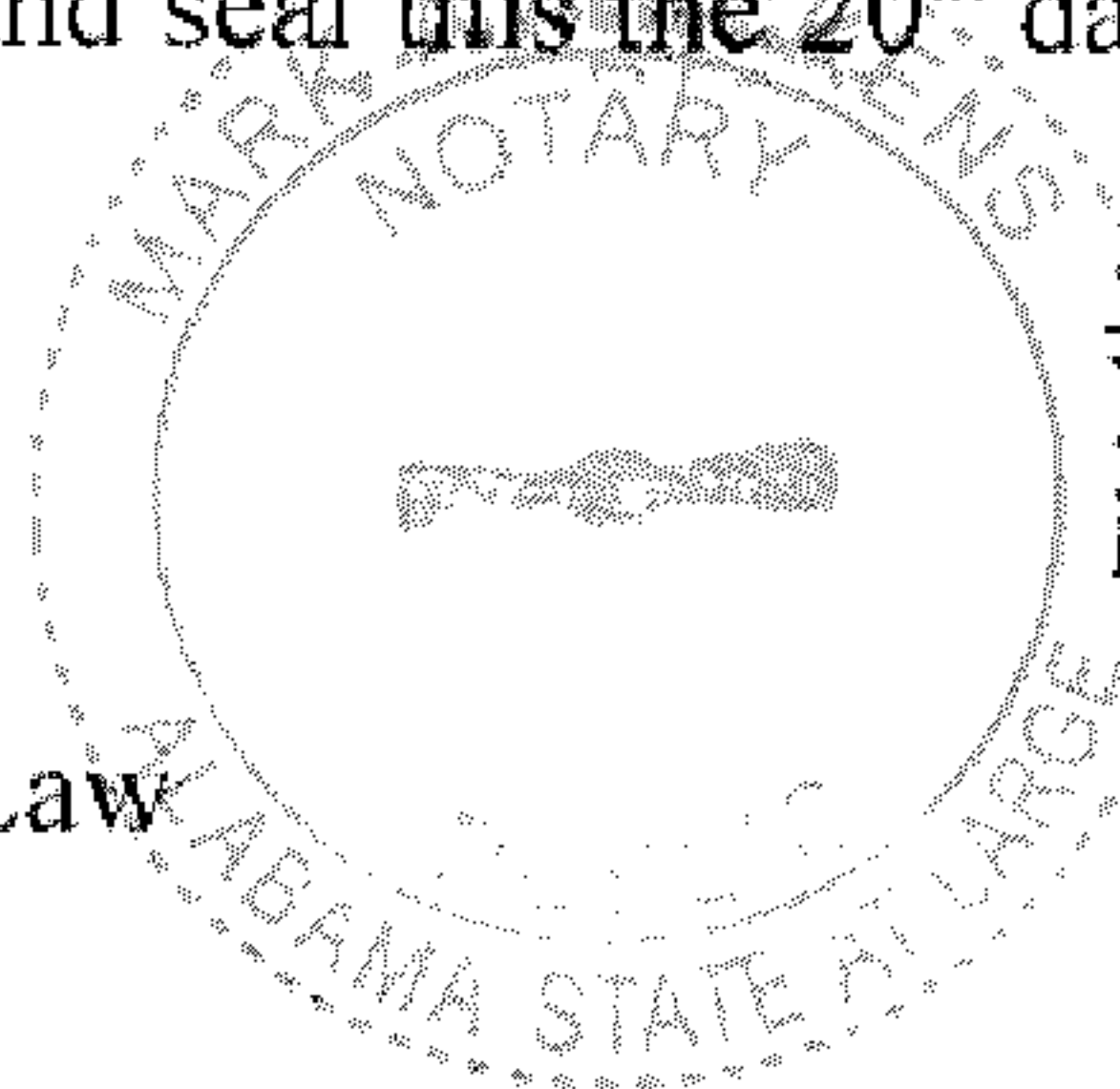
John Andrews


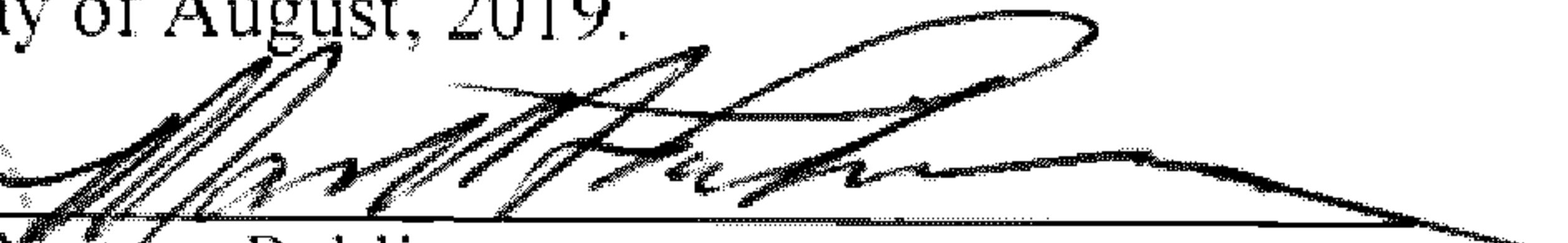
Dale Pugh

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Andrews and Dale Pugh**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of August, 2019.





Notary Public
My commission expires: 5-10-2021

Prepared By:
Mark A. Pickens, Attorney at Law
Post Office Box 26101
Birmingham, AL 35260

Real Estate Sales Validation Form

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

Grantor's Name John Andrews and Dale Pugh
 Mailing Address 2262 Rocky Ridge Road, Ste101
 Birmingham, AL 35216

Grantee's Name Tarcisio Franco
 Mailing Address 115 Mae Drive
 Alabaster, AL 35007

Property Address 115 Mae Drive
 Alabaster, AL 35007

Date of Sale 08/20/2019

Total Purchase Price \$ 71000.00

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 8/20/19

Print

MARK A. PUGH

Ur



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama
 Clerk

Shelby County (verified by)
 08/30/2019 08:41:55 AM
 \$28.00 CATHY
 20190830000320890

Sign

Mark Pugh

(Grantor/Grantee/Owner/Agent) circle one

Print For

Allen S. Bayl

Form RT-1