

This Instrument Prepared by:

Cherie B. Miner
644 Shoal Ridge Drive
Leeds, AL 35094
(205) 478-6800

**Mail Recorded Deed and
Tax Statements to:**

Miner Trust
644 Shoal Ridge Drive
Leeds, AL 35094

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS: That Grantor, **Cherie B. Miner**, a single individual, whose address is 644 Shoal Ridge Drive, Leeds, AL 35094, **QUITCLAIM(S)** to Grantee, **Cherie B. Miner, as Trustee or the Successor Trustees under Miner Trust**, Dated 9/3, 2019, whose address is 644 Shoal Ridge Drive, Leeds, AL 35094.

Property Address: **644 Shoal Ridge Drive, Leeds, AL 35094**
Parcel Number: 04 2 03 0 000 013.003

WITNESSETH: That for no consideration, and in order to change the form of holding title, Grantor does now hereby remise, release and forever **QUITCLAIM** any and all interest she may have in said real property, situated in the County of Shelby, in the State of Alabama, **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature;


the following described real estate, to-wit:

Parcel I

A part of the NW ¼ of the SE ¼ of Section 3, Township 18 South Range 1 East.
Being more particularly described as follows:

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Shelby County, AL 09/17/2019
State of Alabama
Deed Tax: \$419.50


20190917000341470 1/4 \$450.50
Shelby Cnty Judge of Probate, AL
09/17/2019 02:48:00 PM FILED/CERT

Begin at the NE corner of the NE ¼ of the SW ¼ of Section 3, Township 18 South, Range 1 East; thence run S 85 deg. 55 min. 35 sec. E a distance of 832.75 feet to a found steel property corner and the point of beginning of the property being described; thence run along said course a distance of 476.76 feet to a found steel course; thence run S 02 deg. 26 min. 23 sec. W a distance of 1325.15 feet to a found steel corner; thence run N 48 deg. 05 min. 52 sec. W a distance of 1697.85 feet to a point in the centerline of a 60 foot private road easement; thence run N 75 deg. 09 min. 08 sec. E for a distance of 873.71 to the point of beginning.

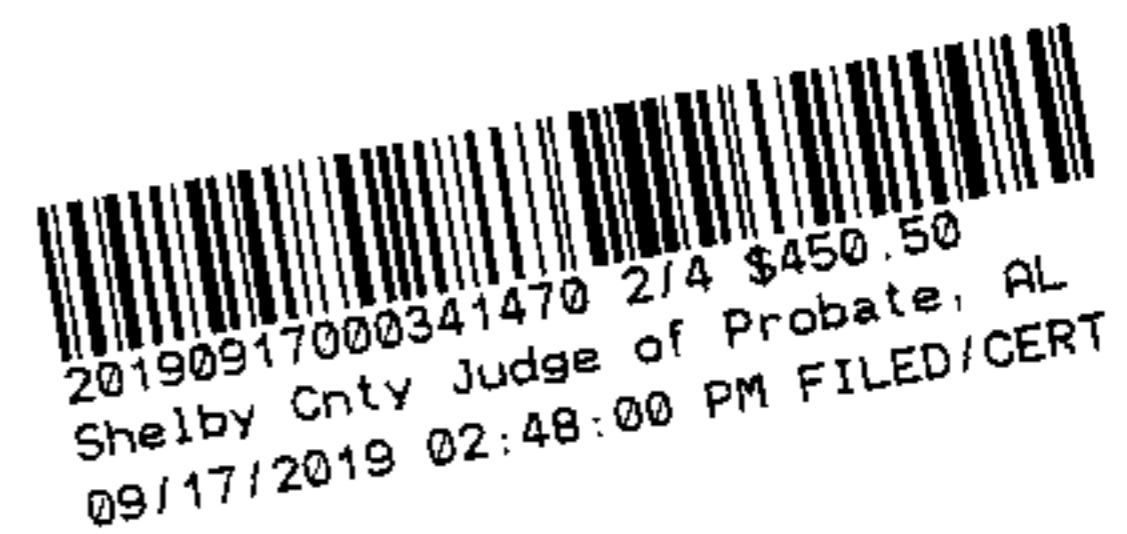
Together with

Parcel II

A non-exclusive sixty foot wide private access easement the centerline or which is described as follows: Commence at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 deg. 55 min. 35 sec. West along the north line of said ¼ ¼ a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning on the centerline of the easement being described: thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of a curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and except any part of Highway 25 right of way that lies within this description.

All being situated in Shelby County, Alabama.

Subject to: existing easements, restrictions and covenants, set-back lines and rights of way, if any, of record and taxes for the current year and subsequent years which Grantee hereby assumes and agrees to pay

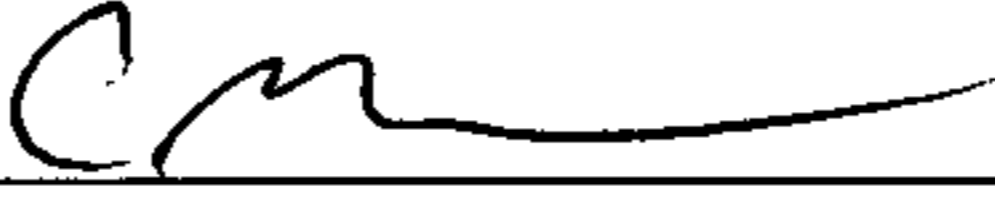


Prior instrument reference: Corrective Statutory Warranty Deed recorded November 3, 2004 as Document Number 20041103000606640, Judge of Probate, Shelby County, Alabama.

Scrivener and Grantor herein have prepared this deed and have performed no title search.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the 3 day of September, 2019.



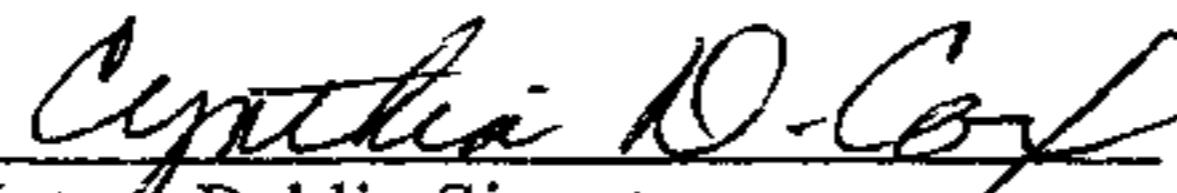
Cherie B. Miner

ACKNOWLEDGMENT

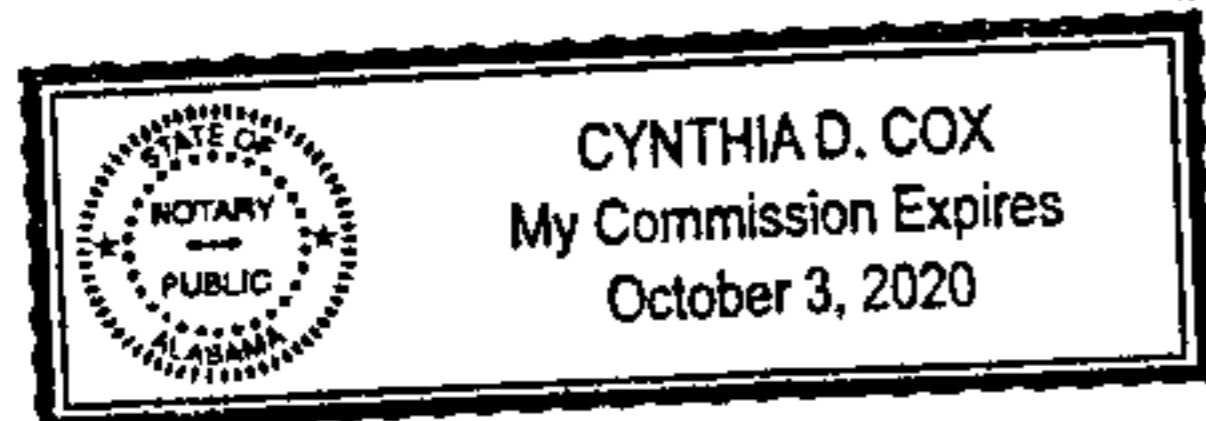
State of Alabama) ss.:
County of Jefferson)

On September 3, 2019 before me,
Cynthia D. Cox, personally appeared **Cherie B. Miner**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the Instrument.


WITNESS MY HAND AND OFFICIAL SEAL



Notary Public Signature
Printed Name: Cynthia D. Cox
My Commission Expires:



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20190917000341470 3/4 \$450.50
Shelby Cnty Judge of Probate, AL
09/17/2019 02:48:00 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Cherie B. Miller
Mailing Address 644 Shoal Ridge Dr
Leeds, AL 35094

Grantee's Name Cherie B. Miller
Mailing Address 644 Shoal Ridge Dr
Leeds, AL 35094

Property Address 04-2-03-0-000-013.003

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 858,990.

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 office

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).

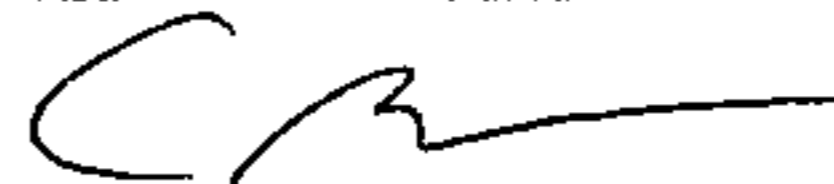
Date 9/17/19

Print Cherie B. Miller

Unattested


Verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

