


20191003000362760 1/4 \$200.50
Shelby Cnty Judge of Probate, AL
10/03/2019 08:26:05 AM FILED/CERT

SEND TAX NOTICE TO:

Howard Humphreys
2252 Blue Springs Road
Wilsonville, AL 35186

THIS INSTRUMENT WAS PREPARED BY:

Walter F. Scott, III, Esq.
Galloway, Scott & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209

QUIT CLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged,

Vickie Humphreys, Caring Trust, by Howard Humphreys as Successor Trustee and sole beneficiary of said Trust; and Howard Humphreys, Caring Trust, by Howard Humphreys as Trustee and Howard Humphreys, individually (hereinafter referred to as "Grantors")

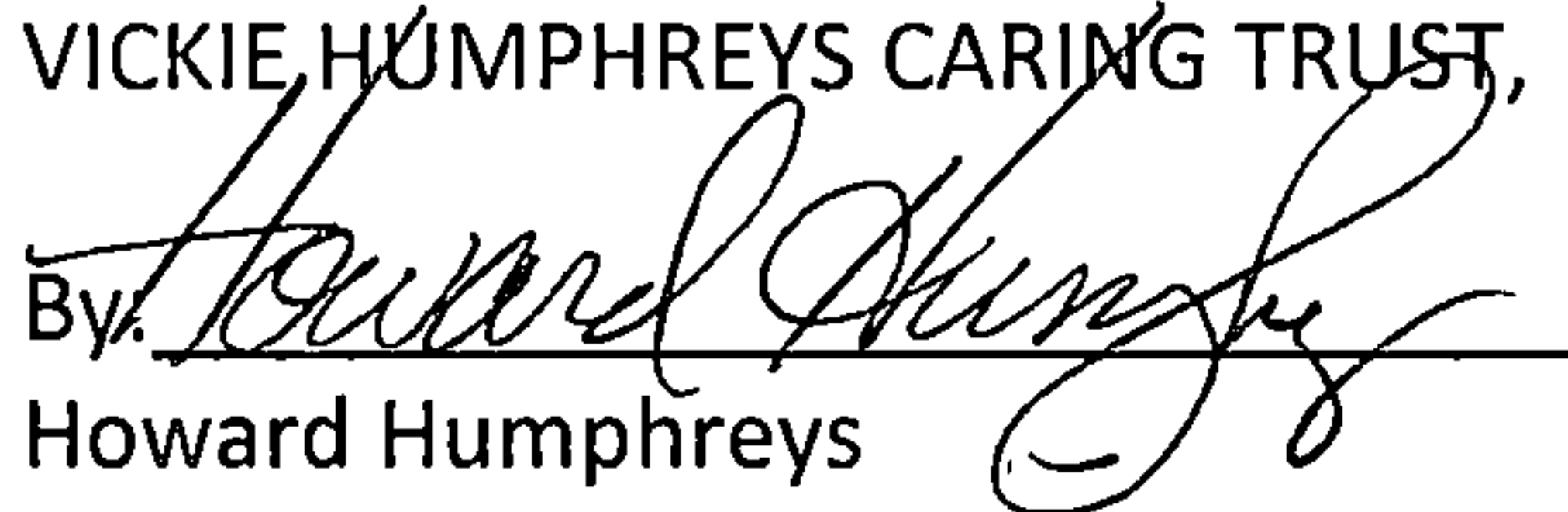
do hereby REMISE, RELEASE, QUITCLAIM, grant, sell and convey unto

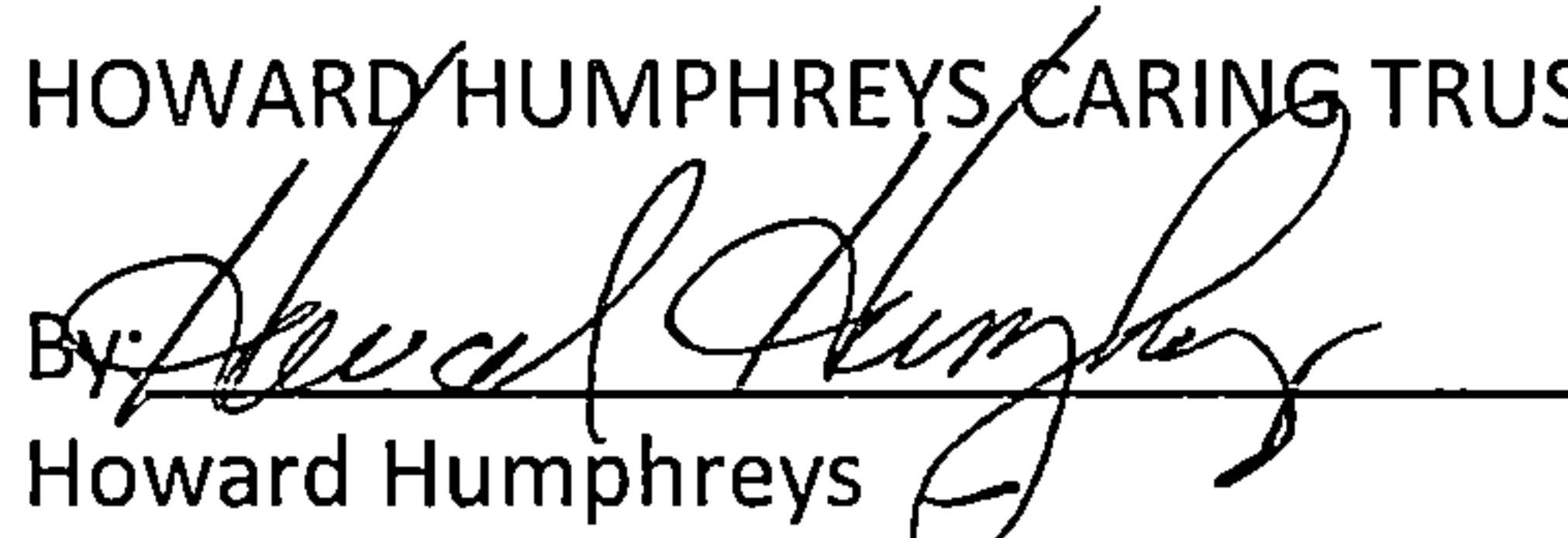
Howard Humphreys, indiviudally, an unmarried man, whose address is 2252 Blue Springs Road, Wilsonville, Alabama 35186 (hereinafter referred to as "Grantee") the real property, located and situated in Shelby County, Alabama described in the attached Exhibit A.

TO HAVE AND TO HOLD unto Grantee forever.

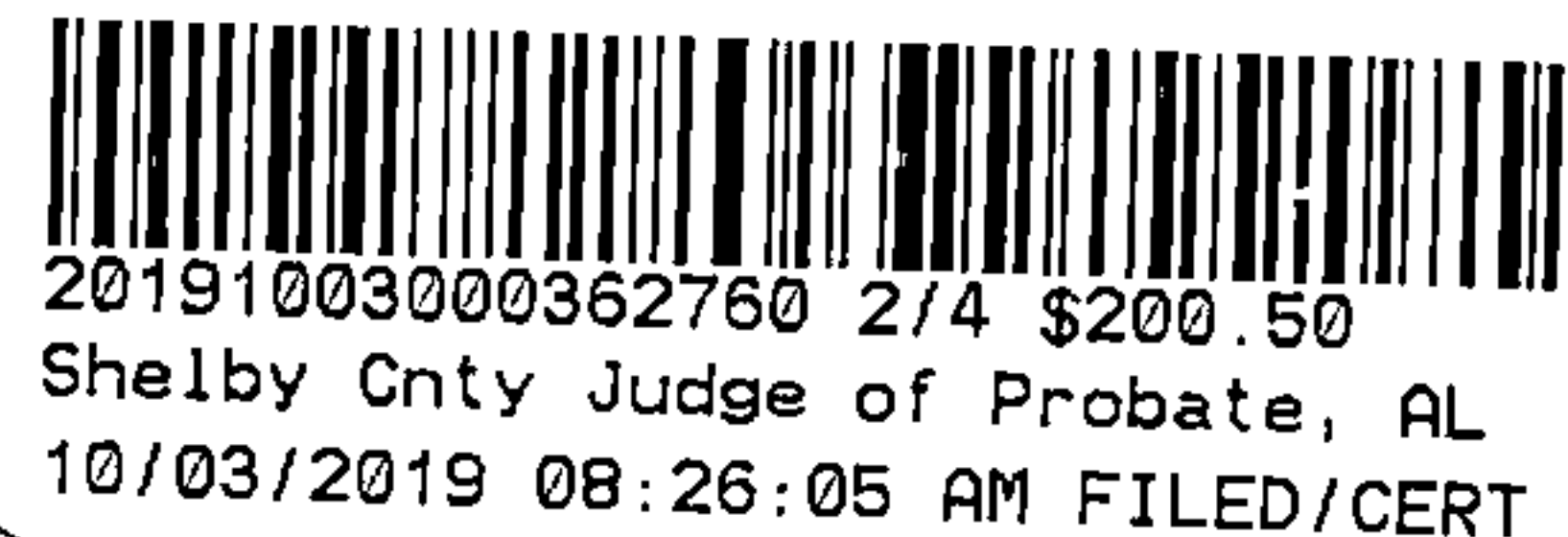
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 2ND day of October, 2019.


HOWARD HUMPHREYS
Individually

VICKIE HUMPHREYS CARING TRUST,
By: 
Howard Humphreys
Its: Successor Trustee and Sole Beneficiary

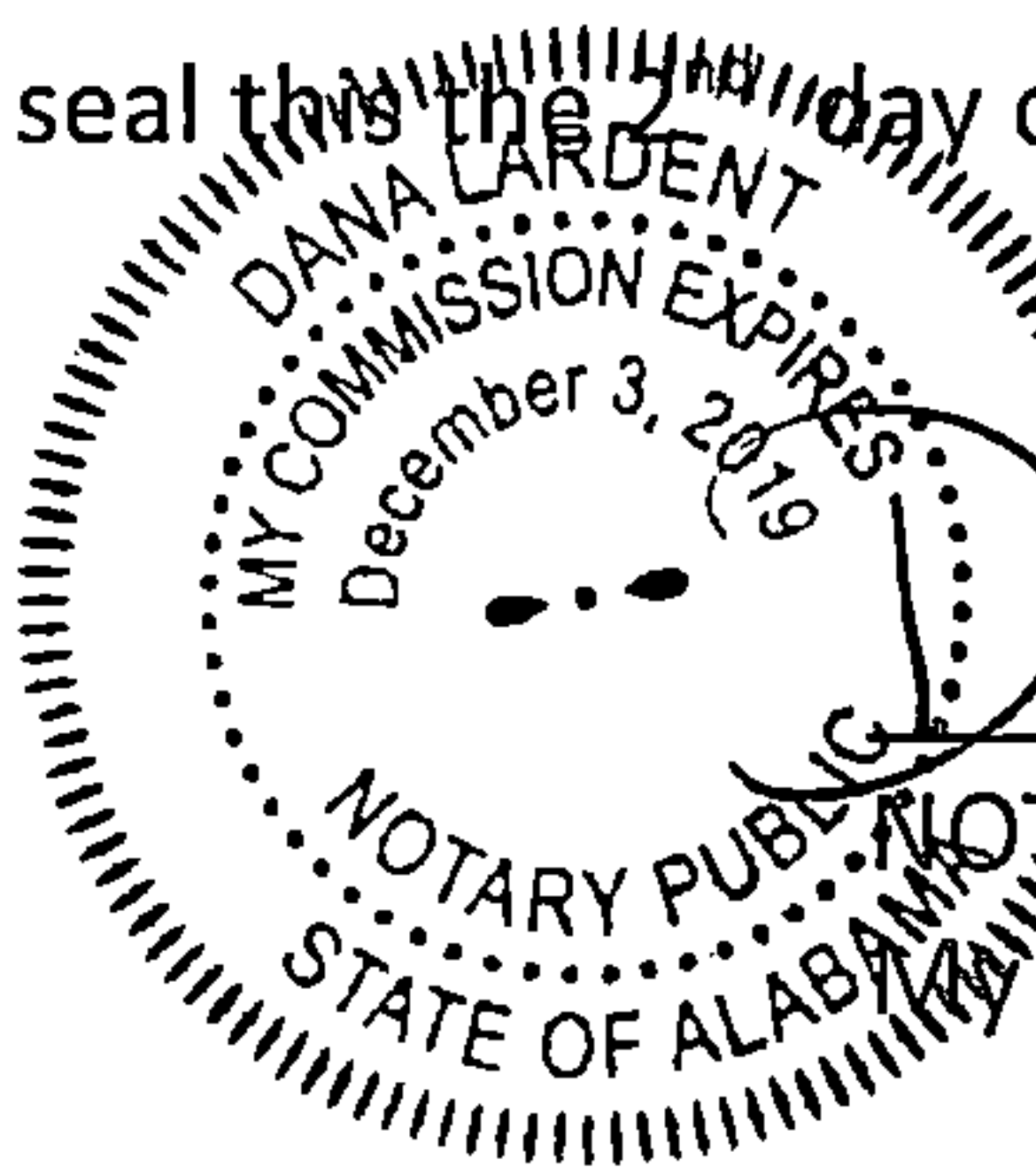
HOWARD HUMPHREYS CARING TRUST,
By: 
Howard Humphreys
Its: Trustee

STATE OF ALABAMA)
JEFFERSON COUNTY)



I, Dana Lardent, a notary for said County and in said State, hereby certify that **HOWARD HUMPHREYS**, Individually, and As Successor Trustee and Sole Beneficiary of the Vickie Humphreys Caring Trust; and As Trustee of the Howard Humphreys Caring Trust, 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 said instrument, he, in his capacity individually and as such Trustees, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 2nd day of October, 2019.



NOTARY PUBLIC
STATE OF ALABAMA
My commission expires: 12/3/19

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the NW 1/4 of Section 2 Township 21 South, Range 1 East, being part of the same land described in a deed to Earl Wayne and Betty Rosenbalm recorded in Real Book 233, Page 595, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as the following Parcels A and B.

PARCEL A

Commencing at A 1" iron pipe found for the NW corner of said Section 2, thence North 90 degrees 00 minutes 00 seconds East, along the North line of said section, a distance of 648.70 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165," At the point of beginning; thence North 90 degrees 00 minutes 00 seconds East, along the North line of said section, a distance of 679.30 feet to a nail and bottle cap found at the northeast corner of the NW 1/4 of the NW 1/4 of Section 2; Thence South 00 degrees 09 minutes 26 seconds East, along said sixteenth section line, a distance of 878.98 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 89 degrees 50 minutes 34 seconds a distance of 466.73 feet to a 1/2" rebar set, with a cap stamped "S/ Wheeler RPLS 16165"; Thence South 00 degrees 09 minutes 26 seconds East, a distance of 466.61 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the South line of the NW 1/4 of the NW 1/4 of Section 2; Thence South 89 degrees 50 minutes 34 seconds West, along the south line of said sixteenth section, a distance of 212/58 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; Thence North 00 degrees 09 minutes 26 seconds West, a distance of 1347.42 feet to the point of beginning. acres of land.

PARCEL B

Commencing at a 1" iron pipe found for the northwest corner of said Section 2; Thence North 90 degrees 00 minutes 00 seconds East, along the North line of said section, a distance of 1328.00 feet to a nail and bottle cap found for the northeast corner of the NW 1/4 of the NW 1/4 of Section 2; Thence South 00 degrees 09 minutes 26 seconds East, along said sixteenth section line a distance of 878.98 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the point of beginning; Thence South 00 degrees 09 minutes 26 seconds East, a distance of 466.70 feet to a 2 1/2" pipe found for the southeast corner of said sixteenth section; Thence South 89 degrees 51 minutes 12 seconds West, along the South line of said sixteenth section, a distance of 466.73 feet to a 1/2" Rebar set, with a cap stamped "S. Wheeler RPLS 16165"; Thence North 00 degrees 09 minutes, 26 seconds East, a distance of 466.61 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; Thence North 89 degrees 50 minutes 34 seconds East a distance of 466.73 feet to the point of beginning.

EASEMENT FOR INGRESS AND EGRESS

An Easement, Being 30.00' in width and 878.98' in length, is retained for ingress and egress.


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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 Vickie Humphreys Trust
Mailing Address _____

Grantee's Name Howard Humphreys
Mailing Address _____

Property Address 2252 Blue Springs Rd
Wilsonville, AL
35186

Date of Sale _____
Total Purchase Price \$ _____

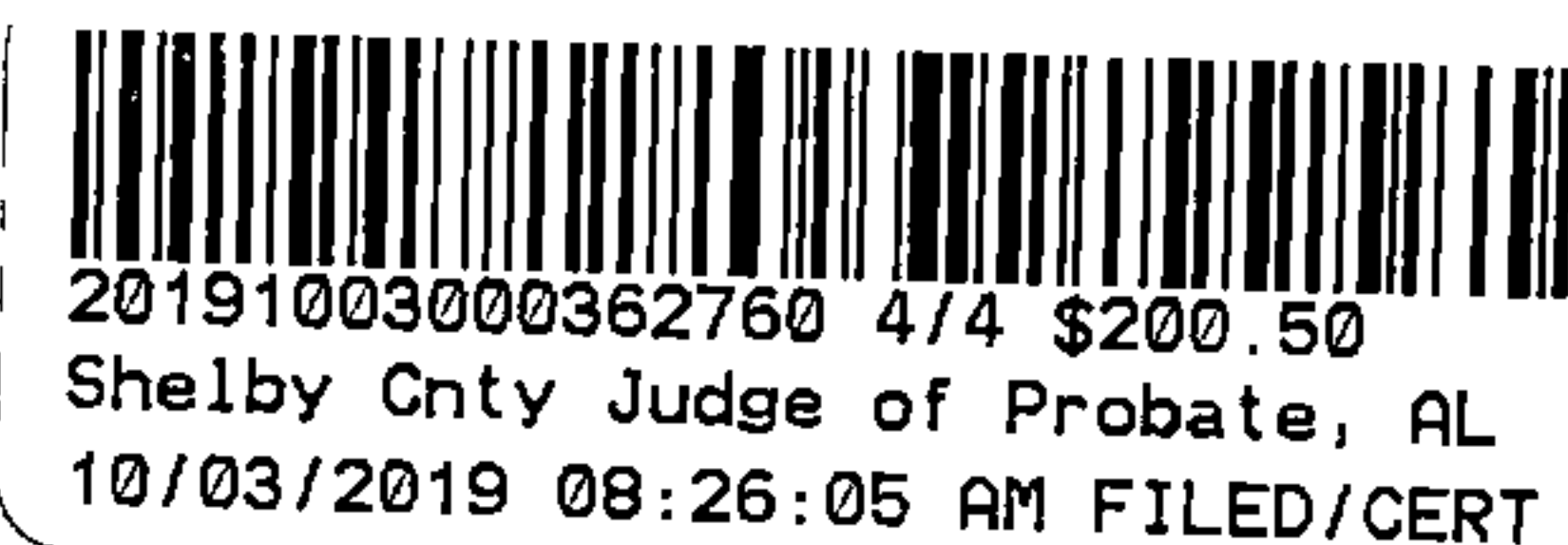
or
Actual Value \$ _____

or
Assessor's Market Value \$ 334,720

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 _____

Print Howard Humphreys

X Unattested Karen Melsen
(verified by)

Sign Howard Humphreys
(Grantor/Grantee/Owner/Agent) circle one