

20191010000373310
10/10/2019 07:32:03 AM
QCDEED 1/5

Return to After Recording:

Vantage Point Title
25400 US Hwy 19 North
Suite 135
Clearwater, FL 33763
Reference Number: AL529908

Mail Tax Statements to:

Michael B. Carlisle
124 Wilson Road
Calera, AL 35040

Prepared By:

Coast to Coast Document Services, LLC
c/o Attorney Thomas G. McCroskey
124 W Freistadt Road, Unit 64
Thiensville, WI 53092

Tax ID No.:
58-29-3-07-0-004-001.000

QUIT CLAIM DEED

This Quit Claim Deed made and entered into on this 30 day of September, 2019, by and between **MICHAEL B. CARLISLE**, who acquired title as **BLAIN CARLISLE**, a married man, whose post office address is 124 Wilson Road, Calera, AL 35040, as Grantor, and **MICHAEL B. CARLISLE**, a married man, whose post office address is 124 Wilson Road, Calera, AL 35040, as Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described real estate, situated Shelby County, Alabama, described as follows:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4-1/4;

THENCE SOUTH 04 DEGREES 00 MINUTES 53 SECONDS WEST ALONG SAID 1/4-1/4 LINE A DISTANCE OF 657.14 FEET;

THENCE SOUTH 85 DEGREES 43 MINUTES 54 SECONDS EAST A DISTANCE 21.19 FEET TO THE CENTERLINE OF WILSON ROAD;

THENCE ALONG THE CENTERLINE OF WILSON ROAD THE FOLLOWING DESCRIBED COURSES:

THENCE NORTH 17 DEGREES 39 MINUTES 33 SECONDS WEST A DISTANCE OF 10.42

FEET;

THENCE NORTH 07 DEGREES 46 MINUTES 08 SECONDS EAST ALONG THE CHORD OF A CURVE A DISTANCE OF 58.91 FEET;

THENCE NORTH 35 DEGREES 58 MINUTES 49 SECONDS EAST A DISTANCE OF 192.69 FEET;

THENCE NORTH 29 DEGREES 55 MINUTES 32 SECONDS EAST ALONG THE CHORD OF A CURVE A DISTANCE OF 68.62 FEET;

THENCE NORTH 23 DEGREES 30 MINUTES 42 SECONDS EAST ALONG THE CHORD OF A CURVE A DISTANCE OF 4.08 FEET;

THENCE NORTH 05 DEGREES 02 MINUTES 46 SECONDS EAST ALONG THE CHORD OF A CURVE A DISTANCE OF 186.47 FEET;

THENCE NORTH 13 DEGREES 03 MINUTES 36 SECONDS WEST A DISTANCE OF 76.12 FEET;

THENCE NORTH 19 DEGREES 51 MINUTES 26 SECONDS WEST ALONG THE CHORD OF A CURVE A DISTANCE OF 114.88 FEET;

THENCE LEAVING SAID CENTERLINE RUN NORTH 88 DEGREES 54 MINUTES 51 SECONDS WEST A DISTANCE OF 89.19 FEET TO THE POINT OF BEGINNING. LYING AND BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Commonly Known As: 124 WILSON Road, Calera, AL 35040
Parcel Number: 58-29-3-07-0-004-001.000

Being all the same Property conveyed to Grantor by virtue of a Warranty Deed recorded March 28, 2000 among the Official Property Records of Shelby County, Alabama as Instrument 2000-09806.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

2019. WITNESS the hand and seal of said Grantor this 30th day of September.

Michael B. Carlisle who acquired title as Blain Carlisle
Michael B. Carlisle, who acquired title as Blain Carlisle

STATE OF Alabama
COUNTY OF Shelby

I, **D. LOUISE PRUITT**, a Notary Public in and for said County in said State, hereby certify that Michael B. Carlisle, who acquired title as Blain Carlisle, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of September, 20 19.

D. Louise Pruitt

NOTARY PUBLIC

Printed Name: **D. LOUISE PRUITT**

My Commission Expires: 04-15-2020

NOTARY PUBLIC

D. LOUISE PRUITT

ALABAMA, STATE AT LARGE

My Commission Expires April 15, 2020

Total Purchase Price or Fair Market Value: \$200,000.00

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4-1/4;

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Commonly Known As: 124 WILSON Road, Calera, AL 35040

Parcel ID: 58-29-3-07-0-004-001.000

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

Grantor's Name MICHAEL B. CARLISLE w/a/t/a
 Mailing Address BLAIN CARLISLE
124 WILSON Road, Calera, AL 35040

Grantee's Name MICHAEL B. CARLISLE
 Mailing Address 124 WILSON Road, Calera, AL 35040

Property Address 124 WILSON Road, Calera, AL 35040

Date of Sale 9-30-19

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 148,930 ($\times 1/2 = \$74,465.00$)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/10/2019 07:32:03 AM
 \$108.50 CHERRY
 20191010000373310

Ami S. Byrd

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 09/30/2019

Print Michael B Carlisle

☒ Unattested

D Louise Pruitt
 (verified by)

Sign M B Carlisle
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1