

THIS INSTRUMENT WAS PREPARED BY:
Samantha Rush
1330 21st Way South, Suite 300
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Albert S. Burnette Jr.
1050 Highway 48
Wilsonville, Alabama 35186
20-2-03-0-000-005.000
20-2-04-0-000-002.000
20-2-04-0-000-002.001
20-2-04-0-000-002.002

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL PERSONS BY THESE PRESENTS,

SHELBY COUNTY)

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **CAROL CATHERINE MORRIS**, (hereinafter referred to as GRANTOR), a married woman, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the GRANTOR does by these presents grant, bargain, sell and convey to **ALBERT S. BURNETTE JR.**, (hereinafter referred to as "GRANTEE"), a married man, the following described real estate, situated in Tuscaloosa County, Alabama, to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT A ATTACHED HERETO, MADE A PARTY HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES AKA 1050 HIGHWAY 48, WILSONVILLE, ALABAMA 35186.


THIS CONVEYANCE AND THE WARRANTIES HEREINAFTER CONTAINED ARE MADE SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY OF RECORD AND EASEMENTS HERETOFORE IMPOSED UPON THE SUBJECT PROPERTY.

THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN AN AGREEMENT OF THE PARTIES TO BE INCORPORATED INTO THE FINAL JUDGMENT OF DIVORCE, CASE NUMBER: DR 2019-900463.00, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

Shelby County, AL 10/29/2019
State of Alabama
Deed Tax:\$224.00


20191029000399370 1/5 \$258.00
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IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal this 24th day of September, 2019.

Carol Catherine Morris (SEAL)
CAROL CATHERINE MORRIS

GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CAROL CATHERINE MORRIS**, 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 the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 24th day of September 2019.

Holly Campbell
Notary Public
My commission expires: 4.30.22



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 4, Township 21 South, Range 1 East and run North 87 degrees 23 minutes 39 seconds West along the south line of said quarter-quarter section for 470.75 feet to an iron pin set; thence North 02 degrees 35 minutes 26 seconds East and run 1335.29 feet to an iron pin set on the South line of the Northeast Quarter of the Northeast Quarter of said Section 4; thence North 87 degrees 24 minutes 41 seconds West along the South line of last said quarter-quarter section 195.74 feet to the Southwest corner of the East Half of said quarter-quarter section; thence North 02 degrees 35 minutes 25 seconds East along the West line of said East Half of the Northeast Quarter of the Northeast quarter of said Section 4 for 307.95 feet to an iron pin set; thence South 84 degrees 28 minutes 32 seconds East along a fence line 570.64 feet to a iron pin set; thence North; thence North 02 degrees 34 minutes 09 seconds East and parallel with the East line of said Section 4 for 418.96 feet; thence North 60 degrees 22 minutes 50 seconds East and run 77.99 feet; thence North 02 degrees 34 minutes 09 seconds East and parallel with the East line of said Section 4 for 561.74 feet to a point on the South right of way line of Shelby County Road NO. 48, said point being on a curve to the right having a central angle of 01 degree 42 minutes 52 seconds and a radius of 1030.94 feet; thence along the chord of said curve North 79 degrees 06 minutes 11 seconds East and run 30.85 feet to a iron pin set on the East line of said Section 4; thence South 02 degrees 34 minutes 09 seconds West and along the East line of said Section 4 for 640.46 feet to a iron pin set; thence North 87 degrees 25 minutes 11 seconds West and run 66.00 feet to a iron pin set; thence South 02 degrees 34 minutes 09 seconds West and parallel with the East line of said Section 4 for 330.00 feet to a iron pin set; thence South 87 degrees 25 minutes 11 seconds East and run 66.00 feet to a iron pin set on the East line of said Section 4; thence South 02 degrees 34 minutes 09 seconds West along the East line of said Section 4 for 337.71 feet to a iron pin set at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 3, Township 21 South, Range 1 East; thence South 87 degrees 18 minutes 46 seconds East along the North line of said quarter-quarter section 666.86 feet to a iron pin set at the Northeast corner of the West Half of said quarter-quarter section; thence South 02 degrees 30 minutes 39 seconds West along the East line of the West Half of said quarter-quarter section 1336.78 feet to a iron pin set at the Southeast corner of said West Half of said quarter-quarter section; thence North 87 degrees 11 minutes 52 seconds West along the South line of said quarter-quarter section 668.23 feet to a iron pin set and the Point of Beginning.


PARCEL II:

Commence at the Northeast corner of Section 4, Township 21 South, Range 1 East, Shelby County, Alabama and run West along the North line of said section 440.00 feet; thence turn 90 degrees 00 minutes 09 seconds left and run parallel with the east line of said section 149.79 feet to a point on the south right of way line of Shelby County Road No. 48 and also the Point of Beginning; thence continue along the last described course 345.21 feet; thence turn 90 degrees 00 minutes 09 seconds right and run parallel with the north line of said section 220.00 feet; thence turn 90 degrees 00 minutes 09 seconds left and run parallel with the east line of said section 532.59 feet; thence turn 87 degrees 02 minutes 41 seconds left and run 564.75 feet; thence turn 92 degrees 57 minutes 19 seconds left and run parallel with the east line of said section 418.96 feet; thence turn 59 degrees 06 minutes 21 seconds right and run 77.99 feet; thence turn 58 degrees 48 minutes 41 seconds left and run parallel with the east line of said section 561.74 feet to a point on the south right of way line of



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Shelby County Road No. 48, said point being on a curve to the left having a central angle of 03 degrees 18 minutes 03 seconds and a radius of 1898.70 feet; thence from the extended chord of said curve turn 105 degrees 58 minutes 25 seconds left and run along the chord of said curve 136.96 feet to the end of said curve; thence from the extended chord of said curve turn 01 degree 39 minutes 01 second left and run along said right of way line 136.96 feet to the beginning of a curve to the right having a central angle of 07 degrees 03 minutes 30 seconds and a radius of 1459.82 feet; thence turn 03 degrees 31 minutes 45 seconds right to the chord of said curve and run along said chord 179.73 feet back to the Point of Beginning.


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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 Carol Catherine Morris
Mailing Address 1050 Highway 48
Wilsonville, Alabama 35186

Grantee's Name Albert S. Burnette Jr.
Mailing Address 1050 Highway 48
Wilsonville, Alabama 35186

Property Address 1050 Highway 48
Wilsonville, Alabama 35186

Date of Sale 09/24/2019
Total Purchase Price \$
or
Actual Value \$

Assessor's Market Value \$223,685.00--1/2 of assessed value
pursuant to Final Judgment
of Divorce
DR 2019-900463

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 Shelby County Property Tax Commissioner's
☐ 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 10/28/2019

Print Samantha Rush

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

eForms
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Form RT-1