

Send tax notice to:
Alison A. Heaton
5581 Surrey Lane
BIRMINGHAM, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

CONSIDERATION:

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the Ten and 00/100 Dollars (\$10.00) the amount which can be verified in the Jefferson County Property Tax Office in hand paid to the undersigned, James R. Moncus, Jr. and Marilyn C. Moncus whose mailing address is: 366 Highlands Park Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by Alison A. Heaton and Jason Heaton whose mailing address is: 5581 Surrey Lane, Birmingham, AL 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

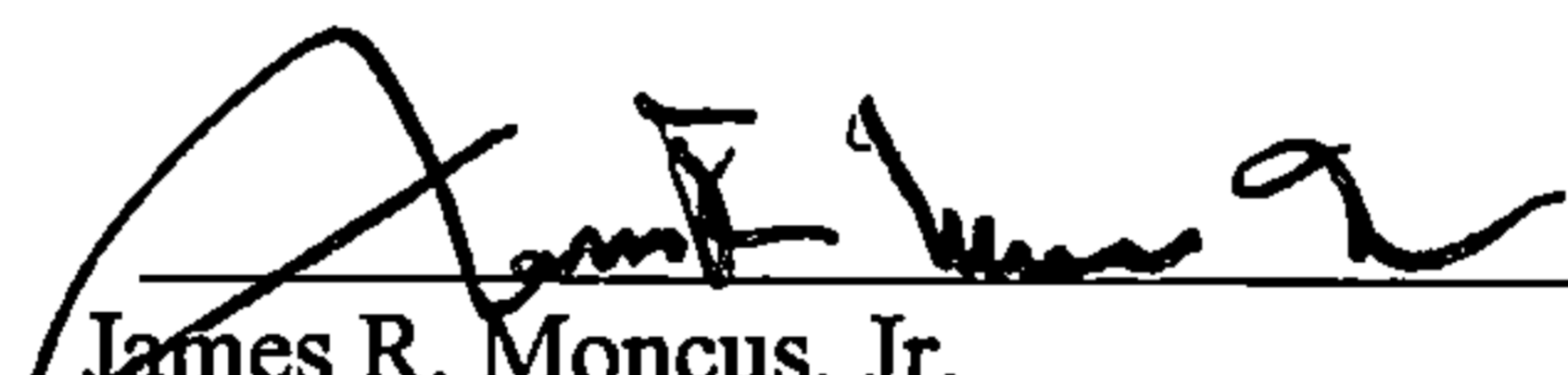
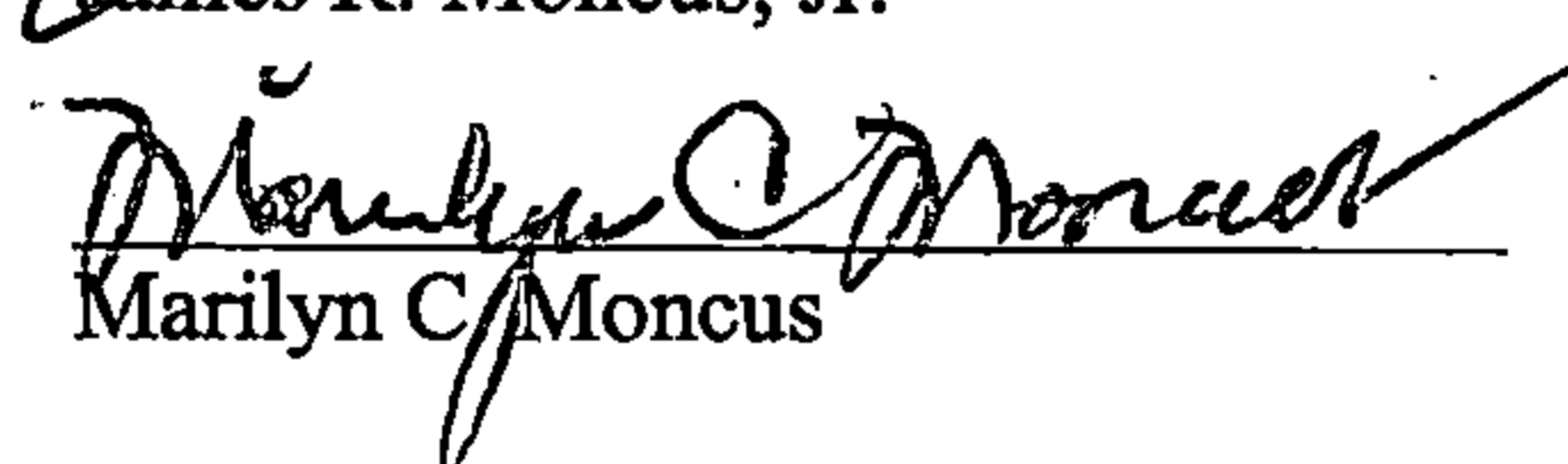
A parcel of land situated in the SW ¼ of the NW ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of said ¼ - ¼ section run thence in a northerly direction along the west line of said ¼ - ¼ section for a distance of 650.42 feet to a point on the northerly ROW line of Surrey Lane. Said point being the Point of Beginning of the parcel herein described; thence continue in a northerly direction along the same course as before for a distance of 18.44 feet; thence turn an angle to the right of 92°19'23" and run in an easterly direction for a distance of 356.41 feet; thence turn an angle to the right of 135°00' and run in a southwesterly direction for a distance of 138.48 feet to a point on the north ROW line of Surrey Lane; thence run in a northwesterly and westerly direction along a curve on said north ROW line for a distance of 213.17 feet; said curve having a radius of 271.42 feet, a central angle of 45°00' and being concave SW; thence run in a westerly direction tangent to said curve along said ROW line for a distance of 65.82 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

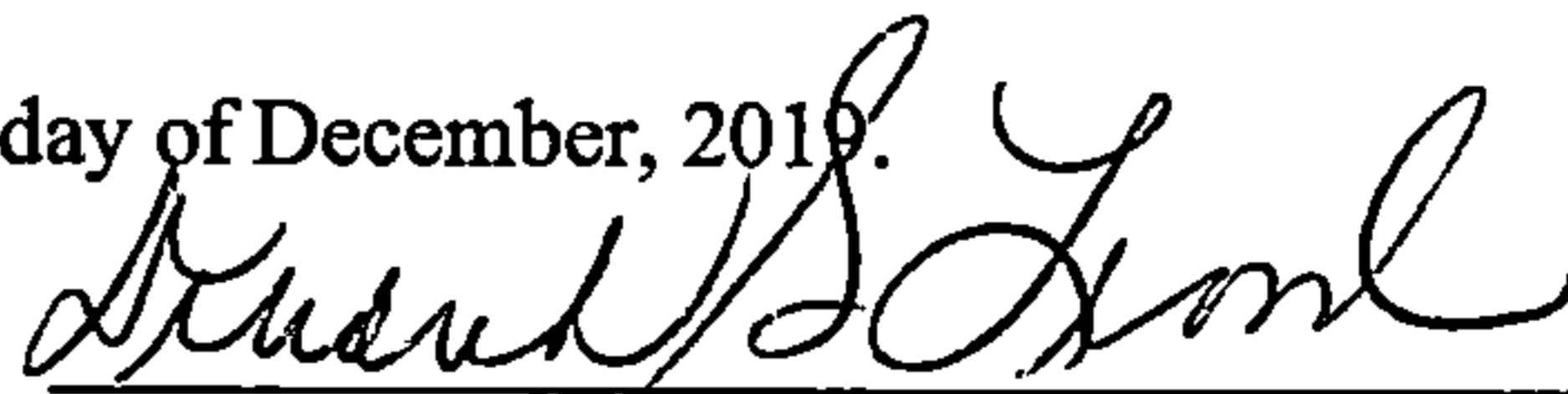
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9 day of December, 2019.

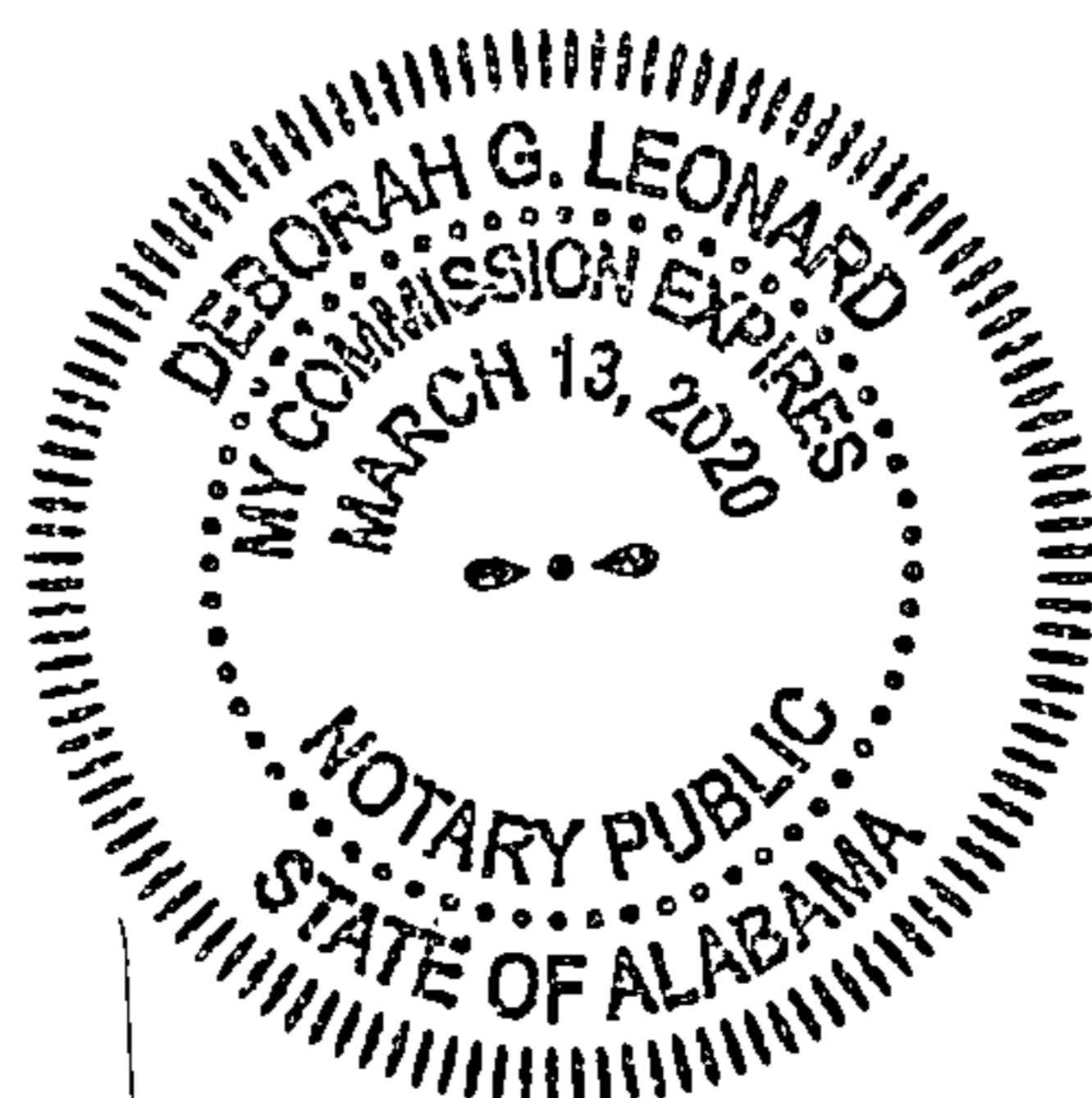

James R. Moncus, Jr.

Marilyn C. Moncus

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Moncus, Jr and Marilyn C. Moncus whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of December, 2019.


Notary Public
Print Name:
Commission Expires:



Shelby County, AL 12/10/2019
State of Alabama
Deed Tax:\$5.00


20191210000456470 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
12/10/2019 01:01:55 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 James R. Marcus Jr
Mailing Address 366 Highland Park Dr
B'ham AL 35242

Grantee's Name Alison Heaton
Mailing Address 5581 Surrey Ln
Birmingham AL 35242

Property Address Notes + Bonds

Date of Sale 12/09/2019
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 500.00 \$ 5000.00

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

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 12/9/19

Print James R. Marcus Jr

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

