

This instrument was provided by:  
Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

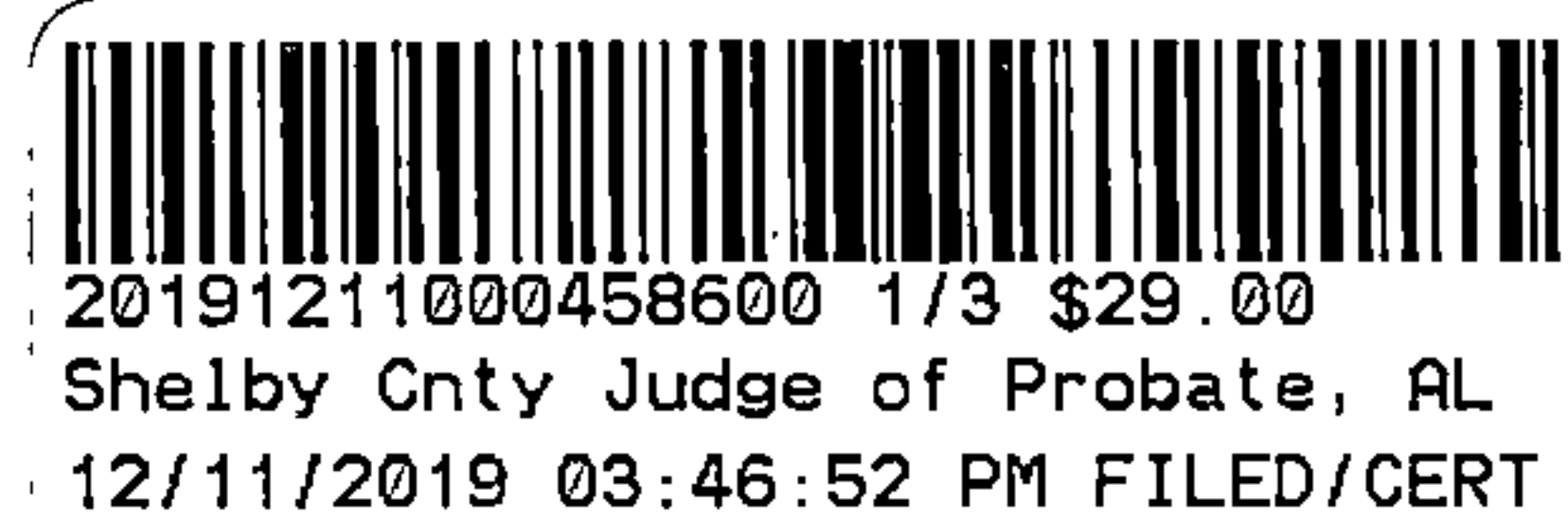
After recording, return to:  
James T. Stephens  
3710 Redmont Rd  
Birmingham AL 35213

STATE OF ALABAMA,  
SHELBY COUNTY

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR AND ZERO CENTS (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **EBSCO Industries, LLC**, hereby remises, releases, quit claims, grants, sells, and conveys to **James T. Stephens** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:


SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION



*No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

TO HAVE AND TO HOLD to said GRANTEE forever.

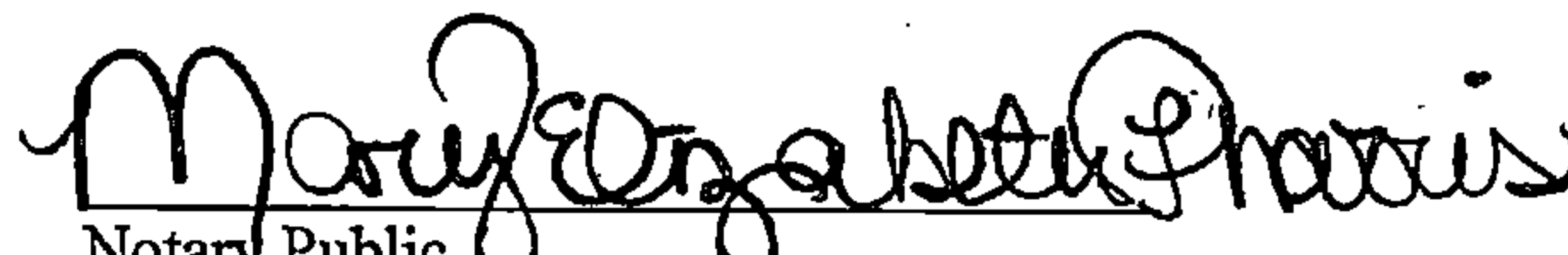
Given under my hand and seal, this 10<sup>th</sup> day of December, 2019.

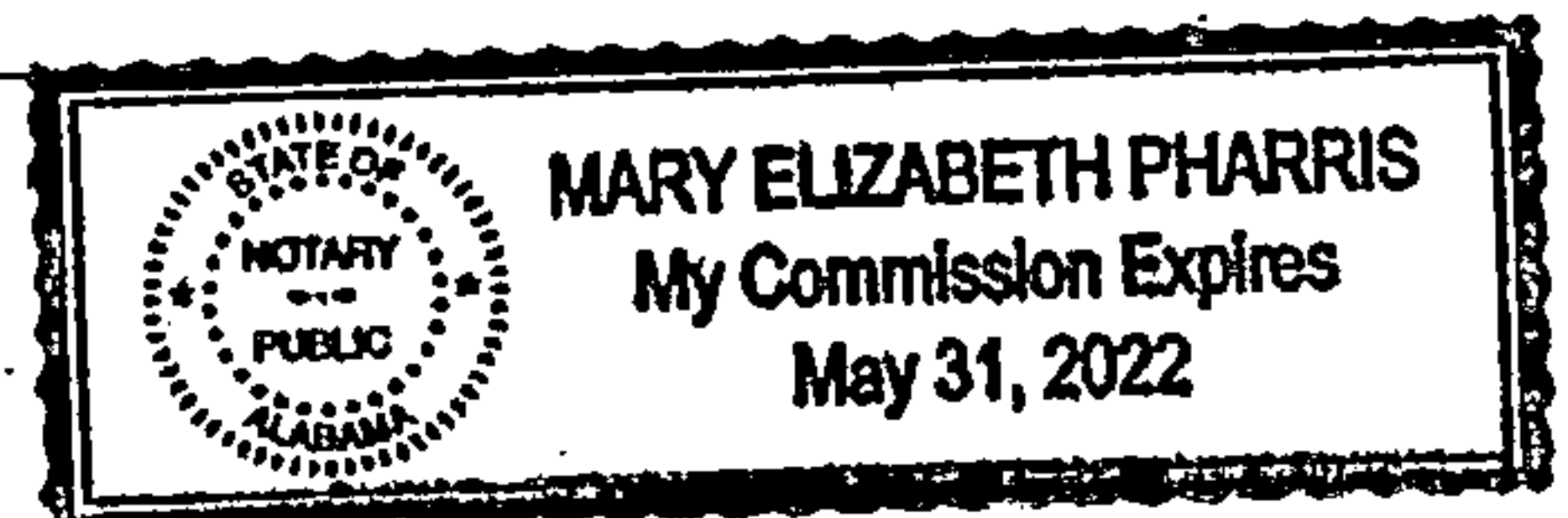
  
EBSCO Industries, LLC  
By: Brooks Kwapp  
As: Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Mary Elizabeth Pharris, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brooks Kwapp Vice President of **EBSCO Industries, LLC** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2019.

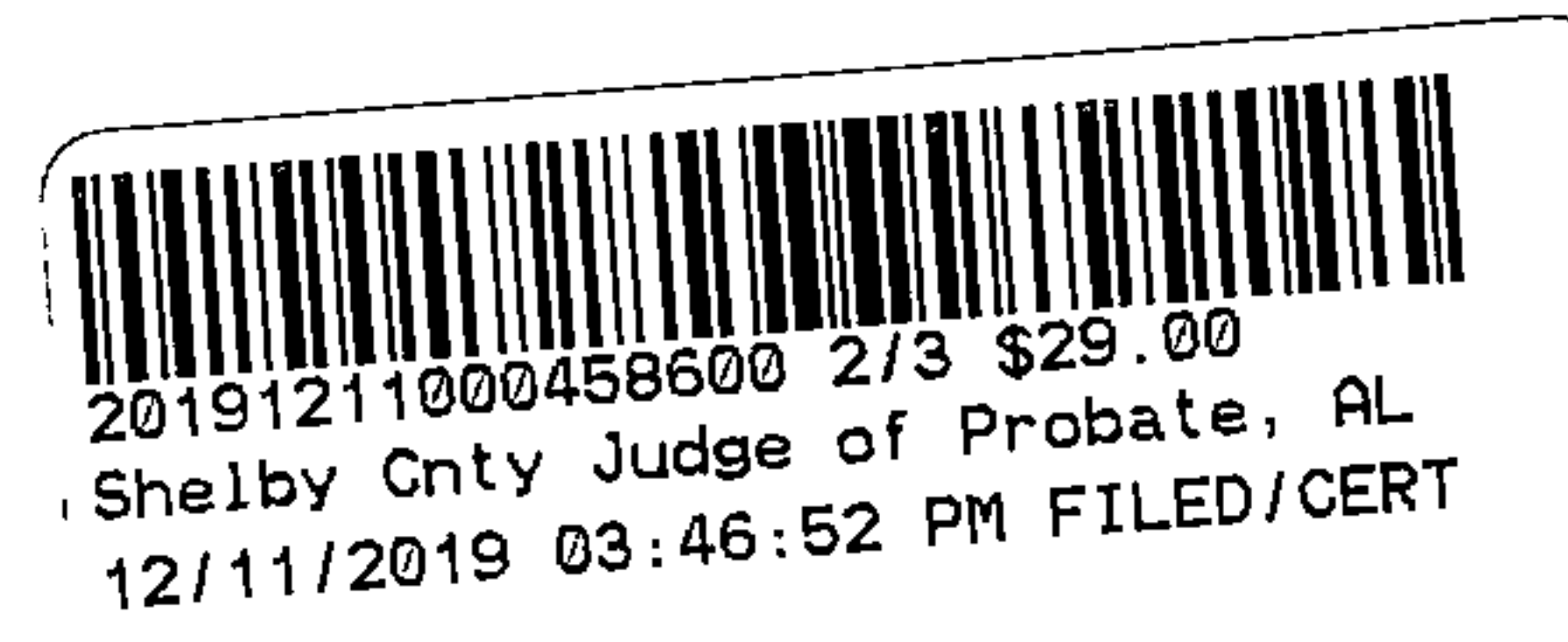
  
Notary Public  
My Commission Expires:



## EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 19 South, Range 1 West, Shelby County Alabama; being more particularly described as follows:

Commence at the SE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence in a northerly direction along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 592.59' to the point of beginning; thence run westerly parallel to the south line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 25.94' to the SE R.O.W line of Shelby County #41; thence run northeasterly along said SE R.O.W to the intersection of the east line of above described  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run southerly along said east line to the POINT OF BEGINNING.





20191211000458600 3/3 \$29.00  
 Shelby Cnty Judge of Probate, AL  
 12/11/2019 03:46:52 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 EBSCO INDUSTRIES  
 Mailing Address 1 M+ Laurel Ave  
Birmingham AL 35242

Grantee's Name JAMES T. STEPHENS  
 Mailing Address 3710 Redmont Rd  
Birmingham AL 35213

Property Address small triangle  
Vacant

Date of Sale 12-10-19  
 Total Purchase Price \$ 1.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

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 to correct property line  
& to clear title

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 EBSCO Industries, Inc.

Unattested \_\_\_\_\_

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

(verified by)