

THIS INSTRUMENT PREPARED BY:
HARRY T BARTON
53 SHAW LANE ALPINE AL
205-337-4732

SEND TAX NOTICE TO:
PATRICK LANTRIP
131 LAKE COTTAGE ROAD
Sterrett AL 35147

QUIT CLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration, \$10.00 dollars and all good and valuable consideration to the undersigned Grantors, a married couple, **LYLE KENNETH DABBS JR and PAMELA R DABBS**, hereinafter referred to as (GRANTORS), Come now Freely and openly, release and quitclaim all the GRANTORS Rights, title, and easement interests to **PATRICK LANTRIP and MIRANDA LANTRIP**, a Married couple. Hereinafter Referred to as (GRANTEE) and relinquish all claim of the property described to grantee.

Below And situated in Shelby County Alabama to wit:

Legal description:

A part of the Southwest 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, described as follows:

Begin at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section and run Northerly along the West line thereof 575.87 feet; thence turn 90 degrees 0' right and run easterly 938.82 feet; thence turn 64 degrees 35' right and run southeasterly 362.76 feet; thence turn 57 degrees 31' right and run southwesterly 213.43 feet; thence turn 2 degrees 43' left and run southwesterly 183.43 feet; thence turn 4 degrees 32' right and run southwesterly 120.98 feet; thence turn 3 degrees 50' right and run southwesterly 75.62 feet; thence turn 11 degrees 23'30" left and run southwesterly 99.75 feet; thence turn 3 degrees 20' left and run southwesterly 120.12 feet; thence turn 111 degrees 31'30" right and run northwesterly 359.61 feet; thence turn 72 degrees 25'45" left and run southwesterly 199.34 feet; thence turn 96 degrees 31'45" right and run northwesterly 314.62 feet; thence turn 69 Degrees 11' left and run westerly 140 feet to the point of beginning. Said parcel containing 18.0 acres More or Less.


NOTE

This conveyance returns the Lantrip property to original condition as described in EXHIBIT A on deed of reference 2012040400 11 45 70 a parcel containing 33 acres more or less.

This Deed was prepared from data furnished by the Grantee, No Title Examination was requested or Undertaken. The preparer of this instrument has not reviewed status of title other than the recorded Information provided by Grantee and grantor in the probate office of Shelby county Al

The preparer is only the drafter of this instrument.

Shelby County, AL 01/10/2020
State of Alabama
Deed Tax: \$78.00


20200110000015450 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
01/10/2020 12:46:53 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals
This 10th day of January 2020

Signed Lyle Kenneth Dabbs Jr. Lyle Kenneth Dabbs Jr.
Signed Pamela R Dabbs Pamela R Dabbs


STATE OF ALABAMA
County of Shelby

I, the undersigned, A Notary Public, In and for said county herby certify that Lyle Kenneth Dabbs Jr. And Pamela R DABBS whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed on the contents of this conveyance has executed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of January 2020.

Notary Public Donna King
My commission expires: 12-10-2022




20200110000015450 2/3 \$106.00
Shelby Cnty Judge of Probate, AL
01/10/2020 12:46:53 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 Lyle Dabbs, Pamela Dabbs
Mailing Address PO Box 55
PLANT GROVE AL 35127

Grantee's Name Patrick Lantrip, Miranda Lantrip
Mailing Address 131 LAKE COTTAGE ROAD
STERRETT AL 35147

Property Address 131 LAKE COTTAGE RD
STERRETT AL 35147

Date of Sale 1/10/20
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 77,510

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 1/10/20

Unattested

Print HARRY BARTON

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20200110000015450 3/3 \$106.00
Shelby Cnty Judge of Probate, AL
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Form RT-1