

This instrument was provided by:

Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:

Larry Pickett  
115 Nelson Walker Rd  
Columbiana, AL 35051

STATE OF ALABAMA,  
SHELBY COUNTY

## QUITCLAIM DEED



20200218000065030 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/18/2020 09:48:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND DOLLARS AND NO CENTS (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Katrina Caver**, a married woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Larry Pickett** (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

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

Property constitutes no part of the homestead of the Grantor herein or her spouse, if there may be one.

*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 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.

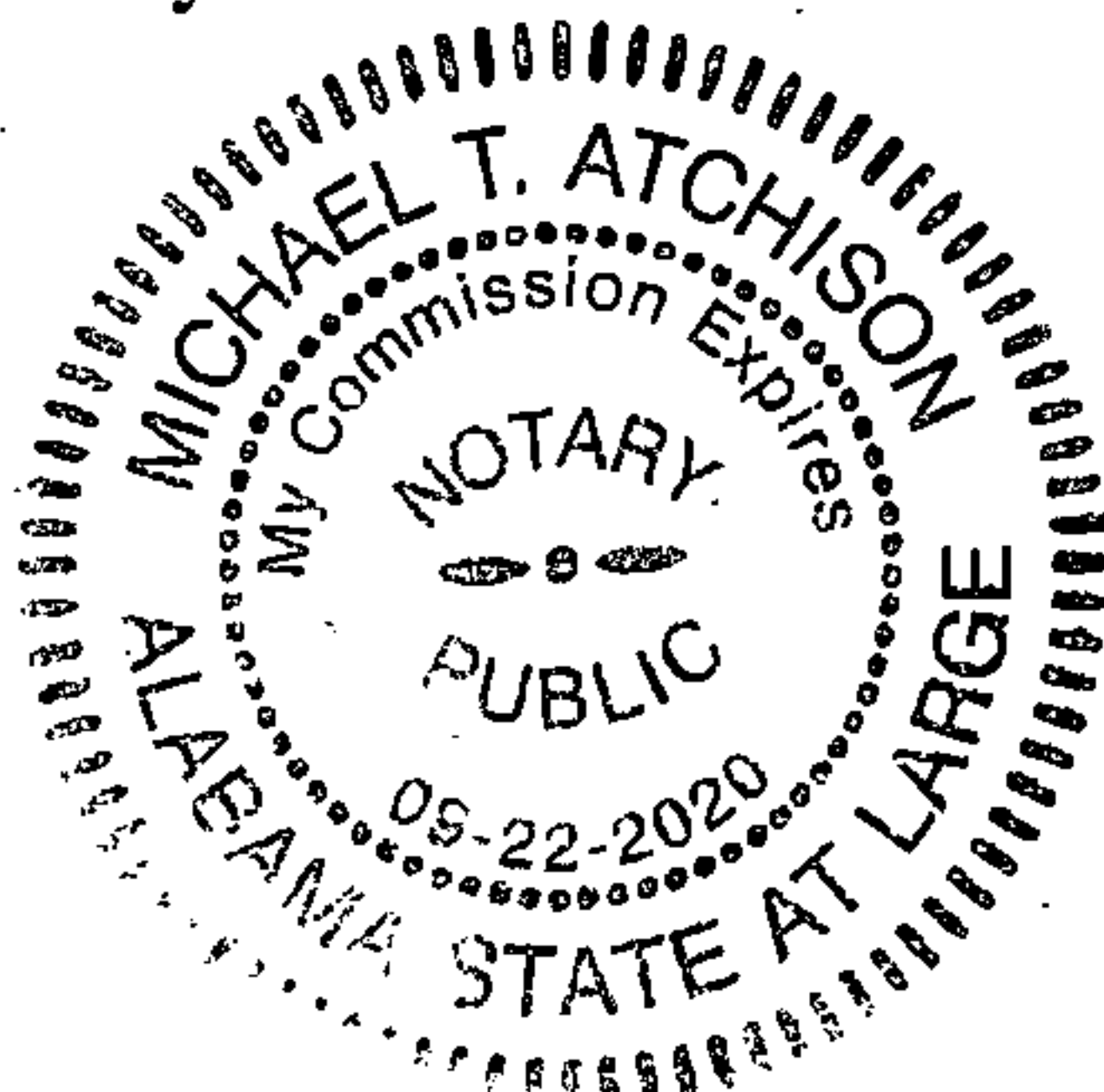
Given under my hand and seal, this 19<sup>th</sup> day of Nov, 2019.

Katrina Caver  
Katrina Caver

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Mike Atchison, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Katrina Caver**, 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 19<sup>th</sup> day of Nov, 2019.



Mike Atchison  
Notary Public  
My Commission Expires: 9-22-20

## EXHIBIT A – LEGAL DESCRIPTION

The following described property situated in Shelby County, Alabama, to-wit:

Commence at the NW Corner of Lot 1 of Pickett Family Subdivision, as recorded in Map Book 43, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama; thence S11°45'58"E for a distance of 140.78' to the Point of Beginning; thence S06°31'30"E for a distance of 65.54'; thence S73°48'48" W for a distance of 197.77' to the Easterly R.O.W line of Egg and Butter Road and the beginning of a non-tangent curve to the left, having a radius of 1165.00, and subtended by a chord bearing N09°34'57"W, and a chord distance of 109.91; thence along the arc of said curve and said R.O.W. line for a distance of 109.96'; thence N86°37'05"E and leaving said R.O.W. line for a distance of 201.13' to the Point of Beginning.

Also described as follows:

One acre, more or less, in the West half of Northeast Quarter of Southwest Quarter lying East of the Shelby Road and joining the one acre, more or less, lot of Winnie Wynn on the North, being in Section 35, Township 21, Range 1 West.

Less and Except:

From the Southwest corner of the North-East Quarter of the South-East Quarter of Section 35, Township 21 South, Range 1 West, go North 87 degrees 04 minutes 52 seconds East, 410.00 feet; thence North 05 degrees 18 minutes 20 seconds West, 734.74 feet to a point on the Westerly Right-of-Way line of Shelby Co. Highway No. 37 (also known as Egg and Butter Road) for a Point-of- Beginning; thence North 78 degrees 26 minutes 23 seconds East, 181.62 feet; thence North 09 degrees 09 minutes 35 seconds West, 144.46 feet; thence South 64 degrees 21 minutes 58 seconds West, 184.04 feet to the Westerly Right-of-Way line of said Road, thence Southerly along the arc of a curve to the right which has a radius of 1,000 feet; a delta angle of 0 degrees 46 minutes 18 seconds and a chord bearing of South 07 degrees 10 minutes 13 seconds East, along the arc of said curve a distance of 13.47 feet; thence South 06 degrees 10 minutes 37 seconds East, 86.53 feet to the Point-of-Beginning. Lying in the North-East Quarter of the South-East Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama.

Property Address: 941 Egg and Butter Rd, Columbiana, AL 35051.



20200218000065030 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/18/2020 09:48:16 AM 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 Katrina Caver  
Mailing Address P.O. Box 872  
Columbiana AL 35051

Grantee's Name Larry Pickett  
Mailing Address 115 Nelson Walker Rd  
Columbiana

Property Address 941 Egg & Butler Rd  
Columbiana, AL

Date of Sale 11 Nov 19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_



20200218000065030 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/18/2020 09:48:16 AM FILED/CERT

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 To clear title  
☐ 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 11-19-19

Print M. L. T. A. Pickett

☐ Unattested  
(verified by)

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

Form RT-1