

QUIT CLAIM DEED

STATE OF ALABAMA : }
SHELBY COUNTY : }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$10,000.00 and other valuable consideration** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Yvette L. Trussell as Attorney-in-Fact for Dustin Matthew Stanton, (herein referred to as Grantor), does grant, bargain, sell and convey unto

H. Arthur Edge, III, P.C. in trust for the benefit of Dustin Matthew Stanton (herein referred to as Grantee), all rights including rights of redemption to the following described real estate located in Shelby County, Alabama:

Legal Description: **Lot G, Waddell Properties, as recorded in Map Book 4, Page 86, in the Probate Office of Shelby County, Alabama. See Exhibit A.**

Parcel ID #58//12/08/34/0/000/009.001

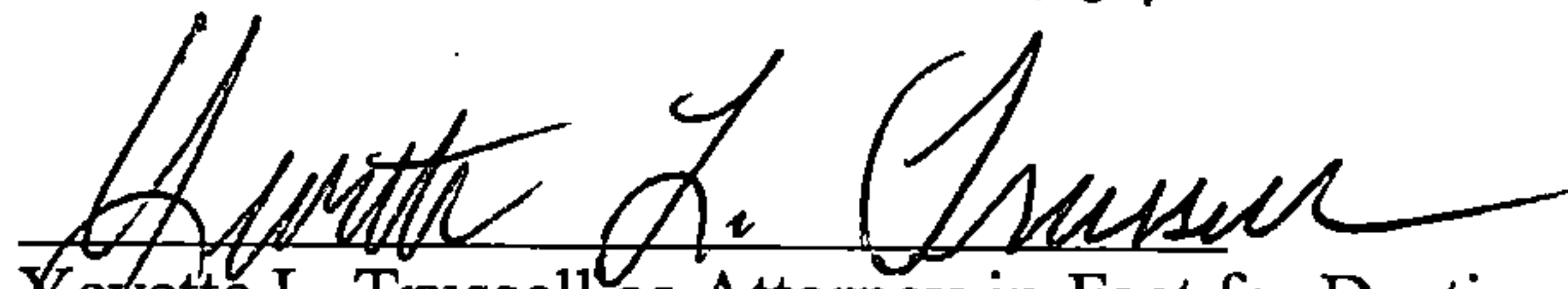
Address of Property: 1600 Hwy 277, Helena, Alabama 35124


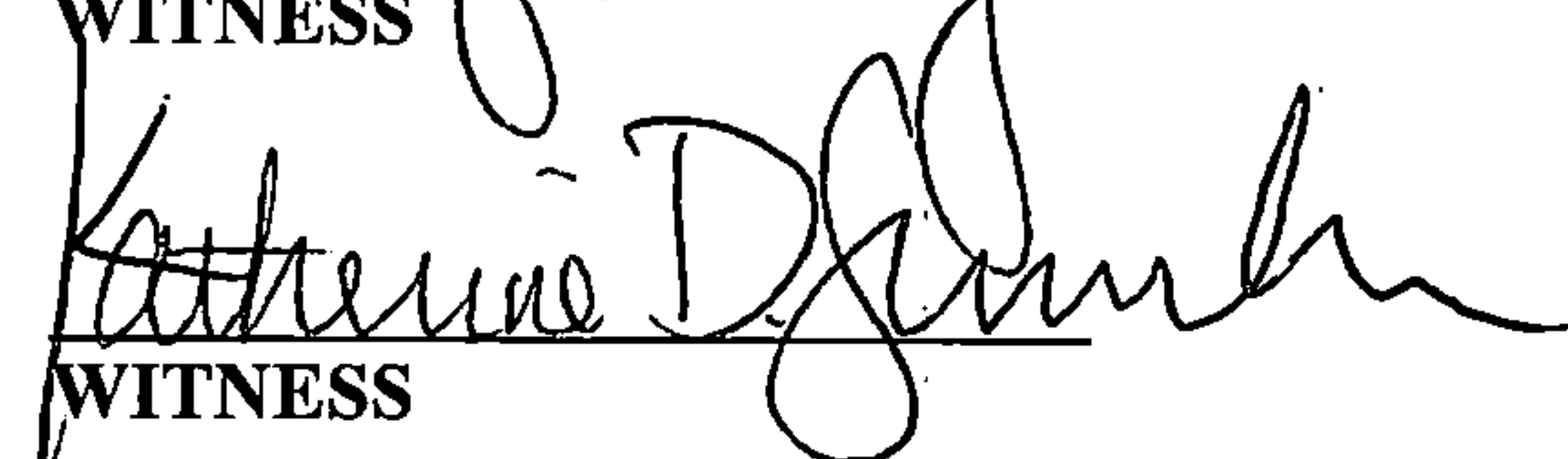
Subject to all covenants, restrictions, reservations, easements, conditions, liens, and other rights of whatever nature appearing of record and further subject to any state of facts an accurate survey would show.

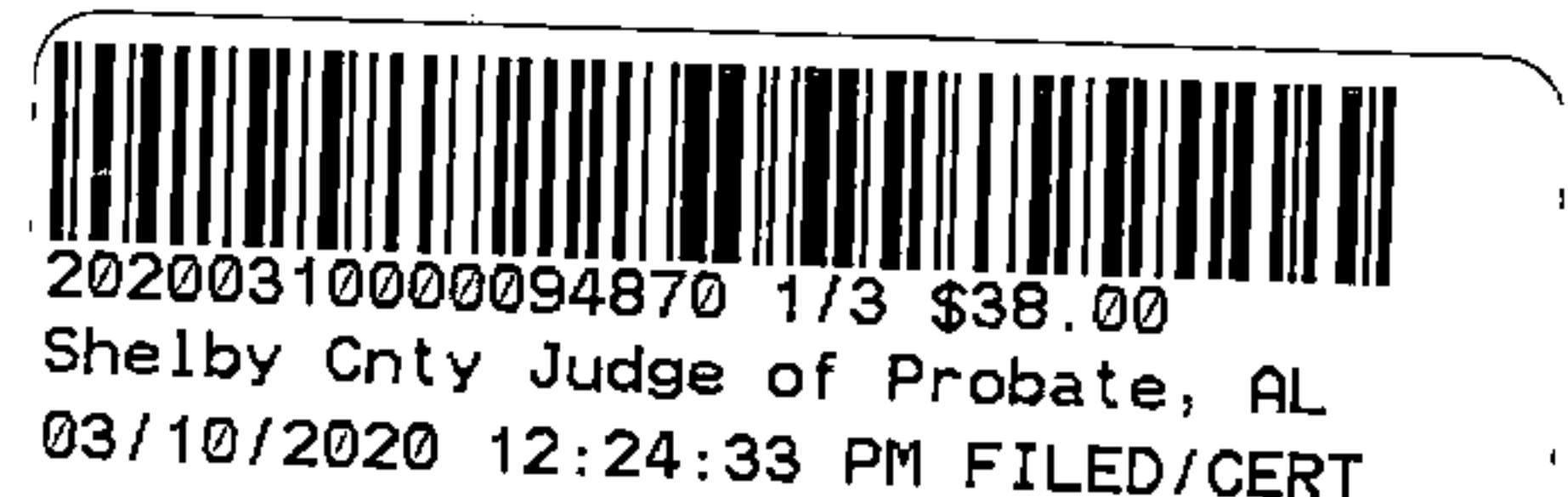
TO HAVE AND TO HOLD to said Grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

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


Yvette L. Trussell as Attorney-in-Fact for Dustin
Matthew Stanton pursuant to Durable
Power of Attorney dated June 10, 2019
Grantor

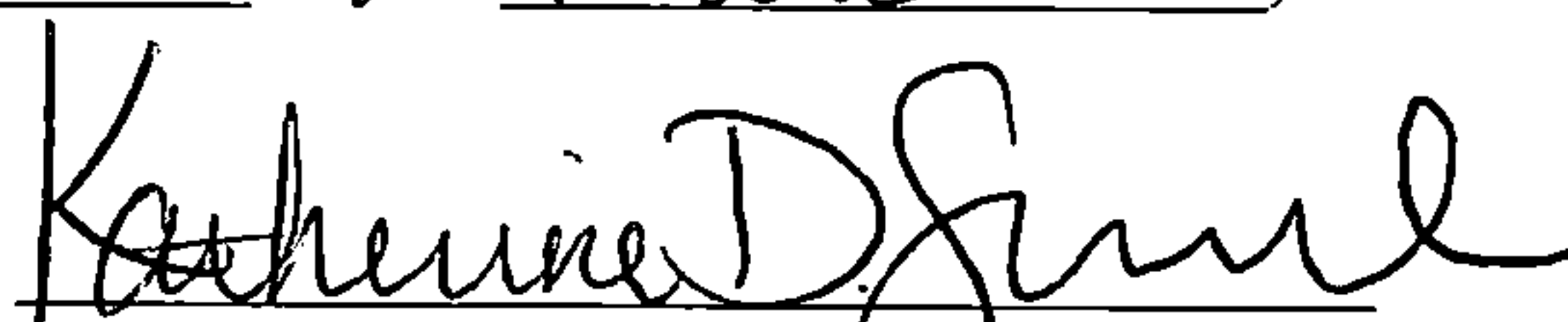

WITNESS

WITNESS



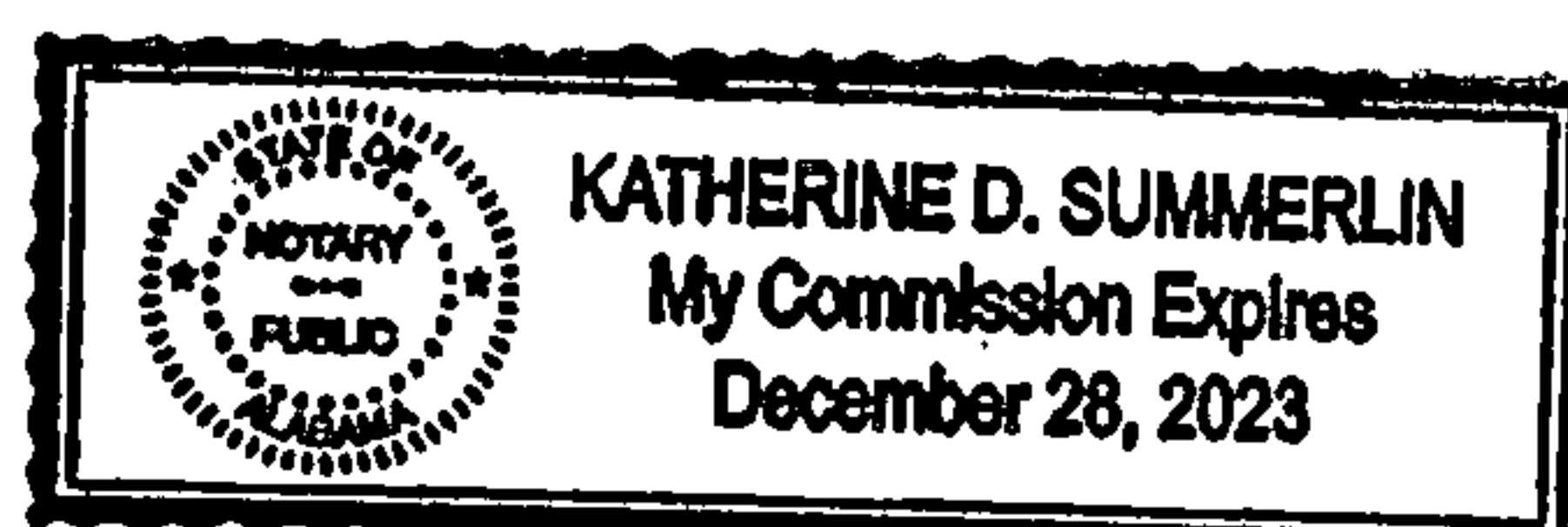
STATE OF ALABAMA : }
SHELBY COUNTY : }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jarrod Cook whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2020.


Notary Public
My commission expires 12/28/2023

THIS INSTRUMENT PREPARED BY:
H. Arthur Edge, III
Arthur Edge, III, P.C.
2320 Highland Avenue South, Suite 175
Birmingham, Alabama 35205



Shelby County, AL 03/10/2020
State of Alabama
Deed Tax: \$10.00

Exhibit A

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 34 - Township 20 South - Range 4 West and run North on the East line of said 1/4-1/4 section a distance of 310.00 feet to the point of beginning, thence continue north on same line a distance of 647.13 feet to a point on the south bank of creek; the center line said creek being the northerly property line of herein described property, said property line along the center line of said creek, running in a westerly direction to the southeasterly right-of-way line of the Southern railroad; thence turn an angle of 125° 54' at said point on the south bank of said creek and run in a southwesterly direction on a line that generally follows the meanderings of said creek a distance of 241.86 feet, thence turn left 10° 26' and run southwesterly along the meanderings of said creek a distance of 268.60 feet, thence turn right 72° 14' and run northwesterly along the meanderings a distance of 306.56 feet to the southeasterly right-of-way line of said railroad, thence turn left 83° 36' 30" and run southwesterly along said right-of-way line a distance of 46.48 feet, thence turn right 90° 00' and run northwesterly along said right of way line a distance of 40.00 feet, thence turn left 90° 00" and run southwesterly along said right-of-way line a distance of 151 feet to the point of beginning of a curve to the right having a radius of 2914.93 feet, thence continue in a southwesterly direction along the arc of said curve a distance 390 feet, more or less, to a point lying 310.00 feet north of the south line of said 1/4-1/4 section and run 1017.07 feet west of the east line of said 1/4-1/4 section, thence turn left and run east and parallel to the south line of said 1/4-1/4 section a distance of 1017.00 feet to the point of beginning.



20200310000094870 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/10/2020 12:24:33 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 Yevette L. Trussell
Mailing Address as Attorney-in-Fact
For Dustin Matthew Stanton
725 2nd Street
Helena, AL 35080

Grantee's Name H. Arthur Edge, III, P.C.
Mailing Address in trust for the benefit
of Dustin Matthew Stanton
2320 Highland Ave. S, # 175
Birmingham, AL 35205

Property Address 1600 Hwy 277
Helena, AL 35124

Date of Sale March 10, 2020

Total Purchase Price \$ 10,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20200310000094870 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/10/2020 12:24:33 PM 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
☐ 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 3/10/2020

Unattested

(verified by)

Print Yevette L. Trussell

Sign

Yevette L. Trussell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1