

QUIT CLAIM DEED

20200313000101750 1/3 \$98.00
Shelby Cnty Judge of Probate, AL
03/13/2020 02:58:43 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000)** to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Alice Dunlap**, married (name, marital status) hereby releases, remises, quitclaims, grants, sells and conveys to **Terry and Christy Jernigan** (name) (herein referred to as grantee, whether one or more), all of his right, title interest, and claim in or to the following described real estate, excluding mineral rights, situated in Shelby County, Alabama, to wit:

All of Tract #3 on attached Exhibit 1

Seller, Alice Dunlap, will maintain the mineral rights to the property on Tract #3 in Exhibit 1. At her wishes, the mineral rights in Tract #3 Exhibit 1 will transfer to Russell Dunlap for his lifetime. Upon Russell's death, the mineral rights will transfer back to the buyer and no longer be considered separate.

PLAT REFERENCE: 95-M-324

TO HAVE AND TO HOLD to said grantees forever. Given under my hand(s) and seals(s), this date of

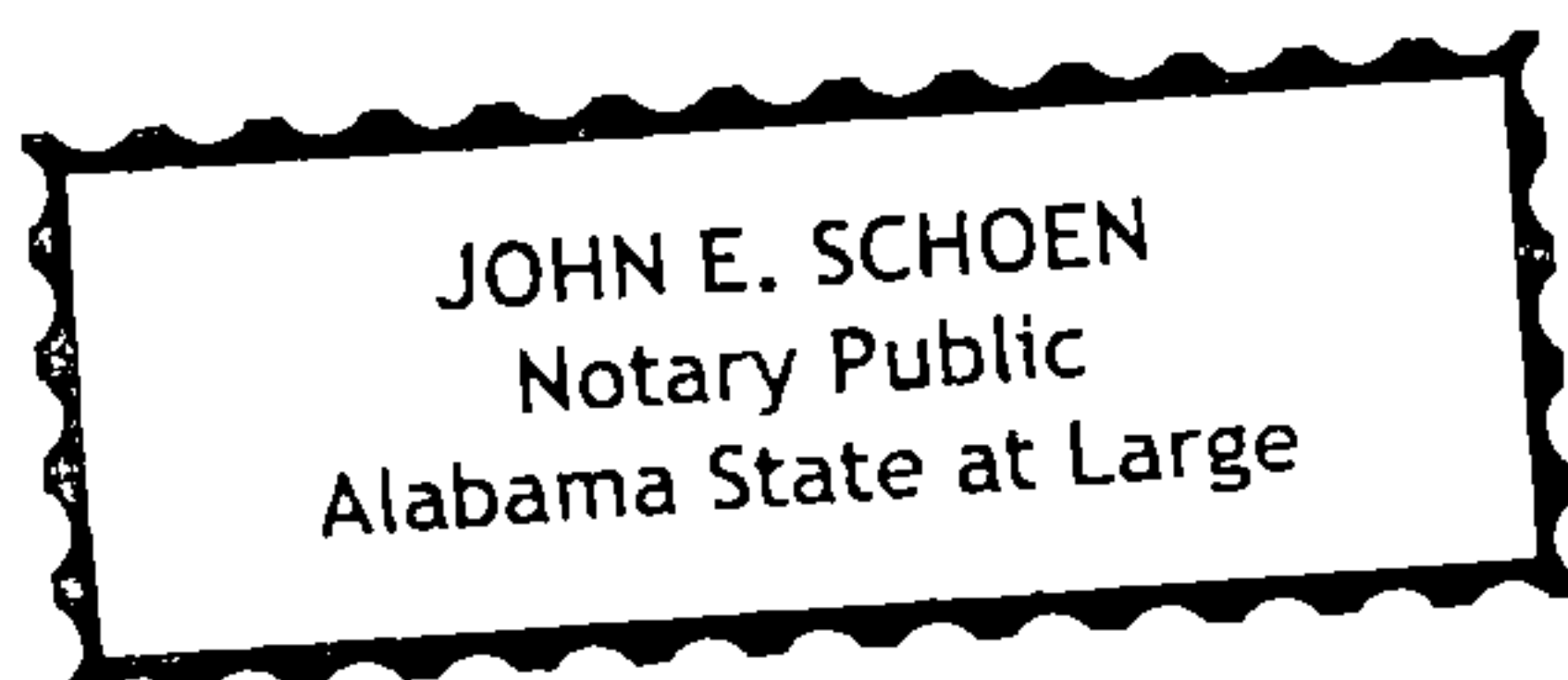
3-3-20, 2020.

Alice Dunlap (SEAL)
Alice Dunlap

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alice Dunlap, whose name(s) 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this date of 3-3, 2020.



[Signature]
Notary Public
My Commission Expires: 6-17-23

Prepared By:

Terry L Jernigan

Exhibit 1

STATE OF ALABAMA
SHELBY COUNTY

I, Billy R. Martin, a Professional Land Surveyor, registered in the State of Alabama hereby states that this Survey Report is the result of a survey made under my supervision and that all parts of this survey and drawing substantially meets the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama, being more particularly described as follows:

Description to-wit:

DEED DESCRIPTION
TRACT # 3

From the Southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama proceed South 88 deg. 42 min. East along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 230.00 ft. to the POINT OF BEGINNING of herein described Tract #3; thence continue South 88 deg. 42 min. East along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1086.04 ft. to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence proceed North 02 deg. 44 min. East along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 87.49 ft. to a point on the Westerly right-of-way line of Alabama Highway #25; thence proceed North 39 deg. 58 min. West along the Westerly right-of-way line of said highway a distance of 649.68 ft. to its point of intersection with the Southerly boundary of a county paved road (County Road 462); thence proceed South 82 deg. 11 min. West along the Southerly boundary of said county road a distance of 207.98 ft. to the point of beginning of a curve concave left; thence proceed along the Southerly right-of-way line of said road the following courses: South 80 deg. 59 min. West for a chord distance of 75.93 ft.; thence South 78 deg. 20 min. West for a chord distance of 75.89 ft.; thence South 75 deg. 05 min. West for a chord distance of 75.38 ft.; thence South 72 deg. 26 min. West for a chord distance of 85.94 ft.; thence South 69 deg. 19 min. West for a chord distance of 103.55 ft.; thence South 63 deg. 34 min. West for a chord distance of 70.96 ft. to a point on the Southerly boundary of said road; thence South 00 deg. 35 min. West for a distance of 389.37 ft. to the POINT OF BEGINNING of herein described Tract #3. Containing 10.91 acres.

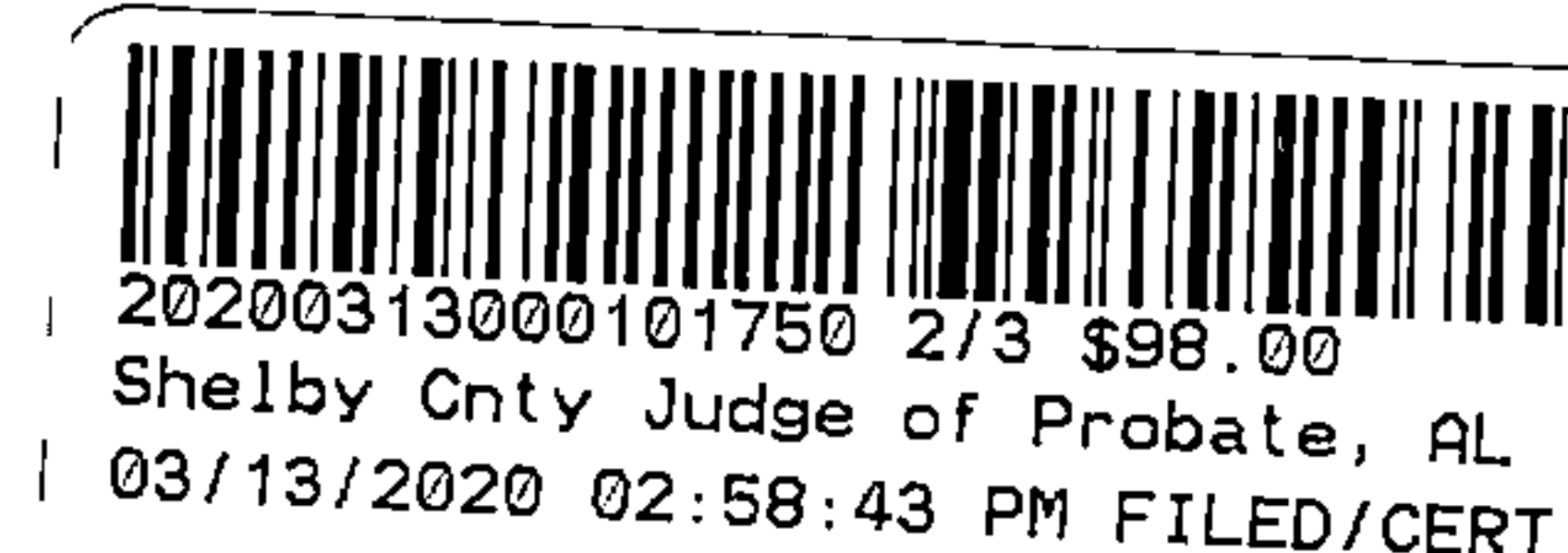
The above described Tract #3 is located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama.

According to my Survey Report this the 16th day of October, 1995.

MARTIN LAND SURVEYING

Billy R. Martin 10559
BILLY R. MARTIN AL. REG.

PLAT REFERENCE: 95-M-324



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alice Dunlap
Mailing Address 1335 Montevallo Road
Irondale AL 35210

Grantee's Name Terry L Jernigan
Mailing Address 50500 Hwy 25
Sterrett AL 35147

Property Address _____

Date of Sale 3-3-2020
Total Purchase Price \$ 70,000

Shelby County, AL 03/13/2020
State of Alabama
Deed Tax: \$70.00

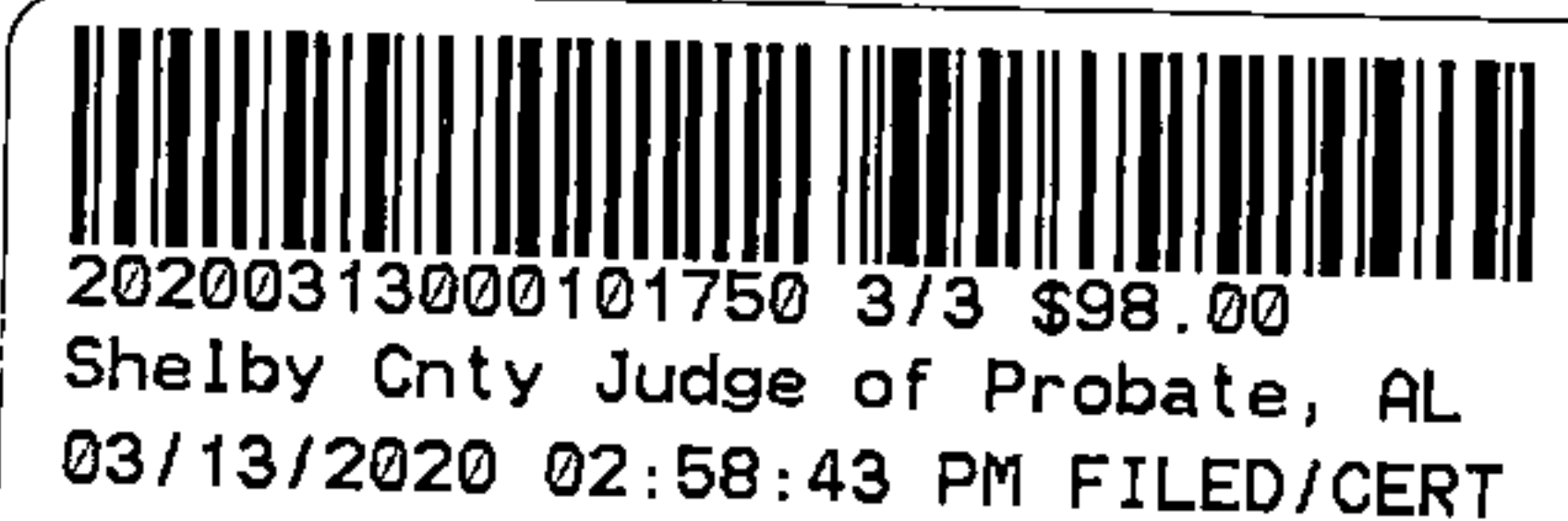
or
Actual Value \$ _____

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



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 3-13-2020

Print Terry L Jernigan

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1