

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged I, **Angie Rutledge, a single woman**, (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **Rutledge Properties, LLC**, (herein referred to as GRANTEEES) all my right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Parcel I:

Parcel 4-A2 according to the map of Oglesby Amendment to Shelby Shores as recorded in Map Book 13, Page 34, being a resurvey of Lot 4-A, 1986 Addition to Shelby Shores as recorded in Map Book 10, Page 51, in the Probate office of Shelby County, Alabama.

ALSO

A parcel of land in the East 1/2 of the SE 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of Parcel 4-A of the 1986 addition to Shelby Shores are recorded in the Office of the Judge of Probate of Shelby County, Alabama: thence run Southeasterly along the Southwest lien of said Parcel 4-A a distance of 1407.47 feet; thence turn left 41 degrees 34 minutes 40 seconds and continue along the Southwest lien of said Parcel 4-A a distance of 200.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 60 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northwest 222.97 feet; thence turn right 41 degrees 54 minutes 40 seconds and continue Northwest 1432.85 feet to a point on the Southeast right-of-way and Shelby County Highway #42; thence turn right 92 degrees 19 minutes 10 seconds and run Northeast along said right of way 60 feet to the point of beginning. According to survey of Amos Cory, P.L.S. 10550, dated September 18, 1987.

Parcel II:

Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, and run thence Easterly along the North line of said Quarter-Quarter 330 79 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly 426 69 feet to a point on the Southerly margin of Shelby County Highway No. 42; thence run 154 degrees 09 minutes 23 seconds right and run Southeasterly 1,031 95 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 335.94 feet to a steel pin corner; thence turn 138 degrees 05 minutes 20 seconds right and run Westerly 250.01 feet to a steel pin corner ; thence turn 90 degrees 00 minutes 00 seconds right and run Northerly 224.40 feet to the point of beginning. According to survey of Joseph F. Conn, R.L.S. 9049, dated July 24, 1996.

Parcel III:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, thence run East along the South line thereof 325.37 feet; thence 90 degrees left run Northerly 426.69 feet to the Southerly right of way of Shelby County Highway 42 and the point of beginning; thence 154 degrees 09 minutes 23 seconds right run Northeasterly along said right of way 60.00 feet; thence turn 87 degrees 40 minutes 50 seconds right run Southeasterly 1394.19 feet; thence 81 degrees 06 minutes 02 seconds right run Southwesterly 60.61 feet; thence 98 degrees 53 minutes 58 seconds right run Northwesterly 1406.00 feet to the point of beginning.

APN: 31-3-07-0-002-001.039.

For ad valorem tax purposes only, the address for the above described property is 511 Wallace Drive, Shelby, AL 35143.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEEES forever.

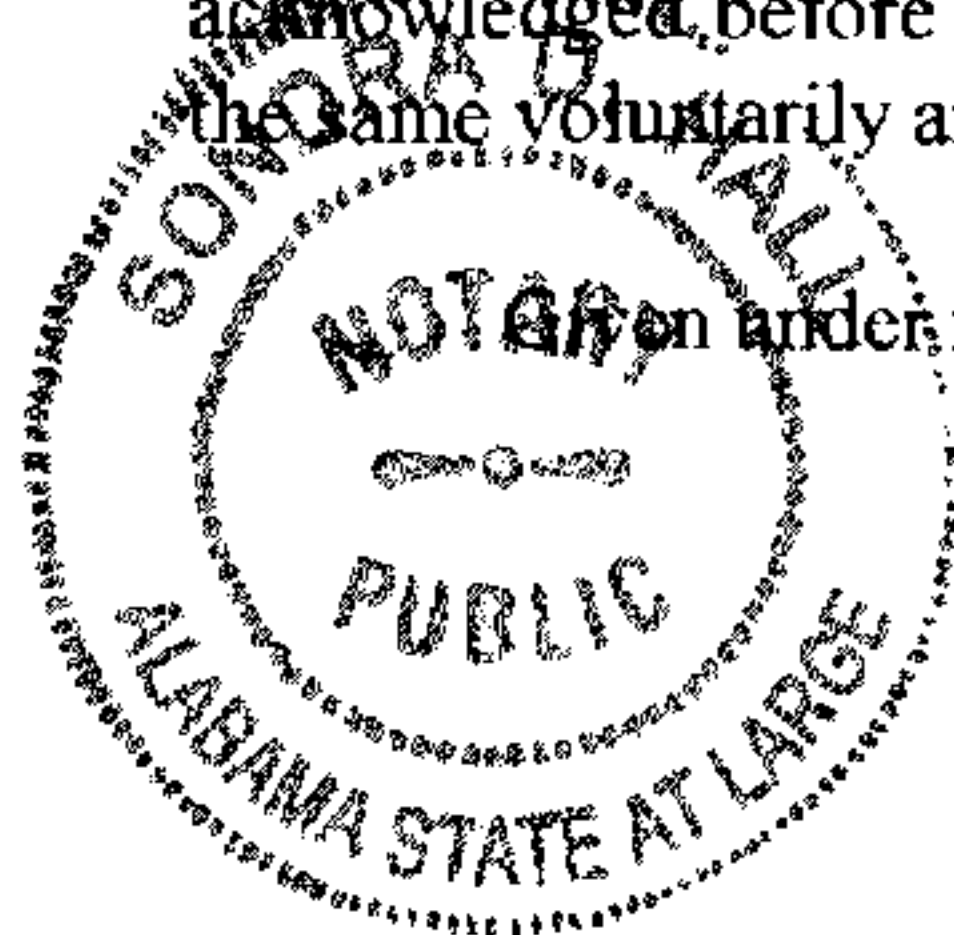
In Witness Whereof, I have hereunto set my hand and seal this 3rd day of July, 2020.


Angie Rutledge

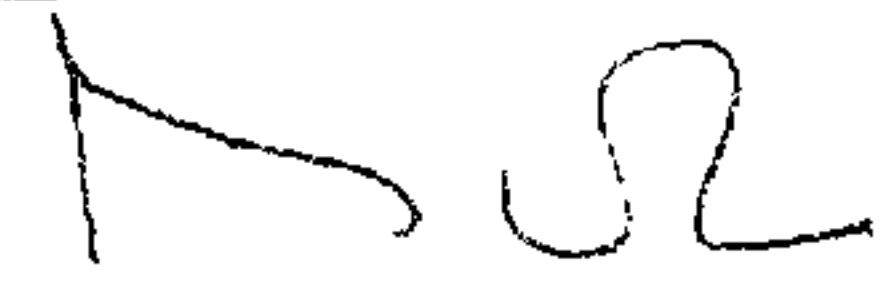
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Angie Rutledge**, 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 she, executed the same voluntarily and with full authority on the day the same bears date.



on under my hand and official seal this the 3rd day of July, 2020.


NOTARY PUBLIC
My Commission Expires: 12/4/2020

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Angie Rutledge
 Mailing Address 9064 Airport Road
Birmingham, AL 35217

Grantee's Name Rutledge Properties, LLC
 Mailing Address 9064 Airport Road
Birmingham, AL 35217

Property Address 511 Wallace Drive
Shelby, AL 35143

Date of Sale 07/03/2020
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 256,666.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/09/2020 08:51:59 AM
 \$29.00 CHERRY
 20200709000283800

Alvin S. Byrd

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 Moving to LLC

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 Leanne G. Ward

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one