

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Prepared by and return to:
Mark Husted, Esq.
4795 Hwy 11
Pelham, AL 35124

PLEASE CROSS REFERENCE TO:
Instrument Number 1998-28805
Instrument Number 20060215000074890
Instrument Number 20170614000210400
Instrument Number 20170614000210410
Instrument Number 20170614000210420
Shelby County, Alabama probate records

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by Grantee herein, receipt whereof is acknowledged, I, **DEREK S. WILSON** (herein referred to as "Grantor"), by these presents does bargain, sell, remise, release, quitclaim, transfer and convey unto **JACK HUSTED**, (herein referred to as "Grantee"), all my interest in real property located at **4795 Hwy 11, Pelham, AL 35124**, which is more particularly described as:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN WESTERLY ALONG THE NORTH LINE THEREOF FOR 323.96 FEET; THENCE 90 DEGREES 38 MINUTES 06 SECONDS LEFT RUN SOUTHERLY 154.51 FEET TO THE POINT OF BEGINNING; THENCE 91 DEGREES 06 MINUTES 49 SECONDS RIGHT RUN WESTERLY 1,128.96 FEET TO THE CENTERLINE OF A BRANCH; THENCE RUN SOUTHERLY ALONG THE CENTERLINE OF SAID BRANCH THE FOLLOWING COURSES: 144 DEGREES 22 MINUTES 03 SECONDS LEFT 83.11 FEET; THENCE 9 DEGREES 47 MINUTES 25 SECONDS LEFT 155.76 FEET; THENCE 13 DEGREES 59 MINUTES 57 SECONDS RIGHT 251.85 FEET; THENCE 19 DEGREES 30 MINUTES 08 SECONDS RIGHT 100.00 FEET; THENCE 18 DEGREES 13 MINUTES RIGHT 88.59 FEET; THENCE 17 DEGREES 53 MINUTES LEFT 117.54 FEET; THENCE 15 DEGREES 39 MINUTES 30 SECONDS LEFT 65.07 FEET; THENCE 29 DEGREES 04 MINUTES 20 SECONDS RIGHT 19.46 FEET; THENCE 37 DEGREES 18 MINUTES 55 SECONDS LEFT 121.86 FEET; THENCE 28 DEGREES 25 MINUTES 40 SECONDS RIGHT 124.07 FEET; THENCE 10 DEGREES 59 MINUTES 38 SECONDS RIGHT 179.13 FEET; THENCE 30 DEGREES 34 MINUTES LEFT 226.41 FEET; THENCE 26 DEGREES 45 MINUTES RIGHT 175.00 FEET; THENCE 23 DEGREES 10 MINUTES RIGHT 137.66 FEET; THENCE 44 DEGREES 51 MINUTES LEFT 49.99 FEET TO THE NORTHERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #11; THENCE 90



20200722000307180 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
07/22/2020 02:53:04 PM FILED/CERT

DEGREES 00 MINUTES LEFT RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY FOR 94.21 FEET TO A CURVE TO THE RIGHT (HAVING A RADIUS OF 8,889.69 FEET AND A CENTRAL ANGLE OF 3 DEGREES 27 MINUTES 56 SECONDS); THENCE RUN ALONG SAID CURVE AND RIGHT OF WAY FOR 537.71 FEET; THENCE 71 DEGREES 21 MINUTES 34 SECONDS LEFT FOR 97.96 FEET; THENCE 14 DEGREES 52 MINUTES 21 SECONDS RIGHT RUN NORTHERLY 283.64 FEET; THENCE 90 DEGREES 0 MINUTES LEFT RUN WESTERLY 139.58 FEET; THENCE 93 DEGREES 00 MINUTES 05 SECONDS RIGHT FOR 71.84 FEET; THENCE 119 DEGREES 18 MINUTES 19 SECONDS LEFT 84.61 FEET TO A CURVE CONCAVE EASTERLY (HAVING A RADIUS OF 209.57 FEET AND A CENTRAL ANGLE OF 69 DEGREES 14 MINUTES 05 SECONDS); THENCE 107 DEGREES 06 MINUTES 40 SECONDS RIGHT TO CHORD OF SAID CURVE RUN NORTHERLY ALONG SAID CURVE 253.23 FEET; THENCE ALONG THE TANGENT OF SAID CURVE FOR 73.64 FEET; THENCE 36 DEGREES 12 MINUTES LEFT FOR 36.68 FEET; THENCE 79 DEGREES 13 MINUTES 29 SECONDS LEFT RUN WESTERLY 73.95 FEET; THENCE 97 DEGREES 00 MINUTES 53 SECONDS RIGHT RUN NORTHERLY 252.15 FEET; THENCE 3 DEGREES 03 MINUTES 22 SECONDS LEFT RUN NORTHERLY 95.26 FEET TO THE POINT OF BEGINNING.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This property is not the homestead of the Grantor nor the Grantor's spouse.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal this 27th day of April, 2020.

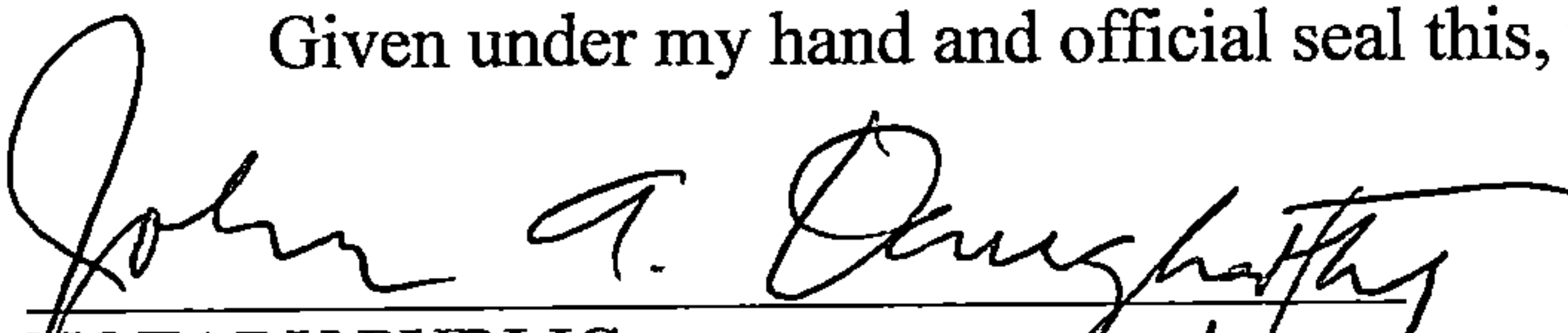


DEREK S. WILSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, John A. Daugherty, the undersigned Notary Public in and for said County in said State, do hereby certify that **DEREK S. WILSON**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 27th day of April, 2020.

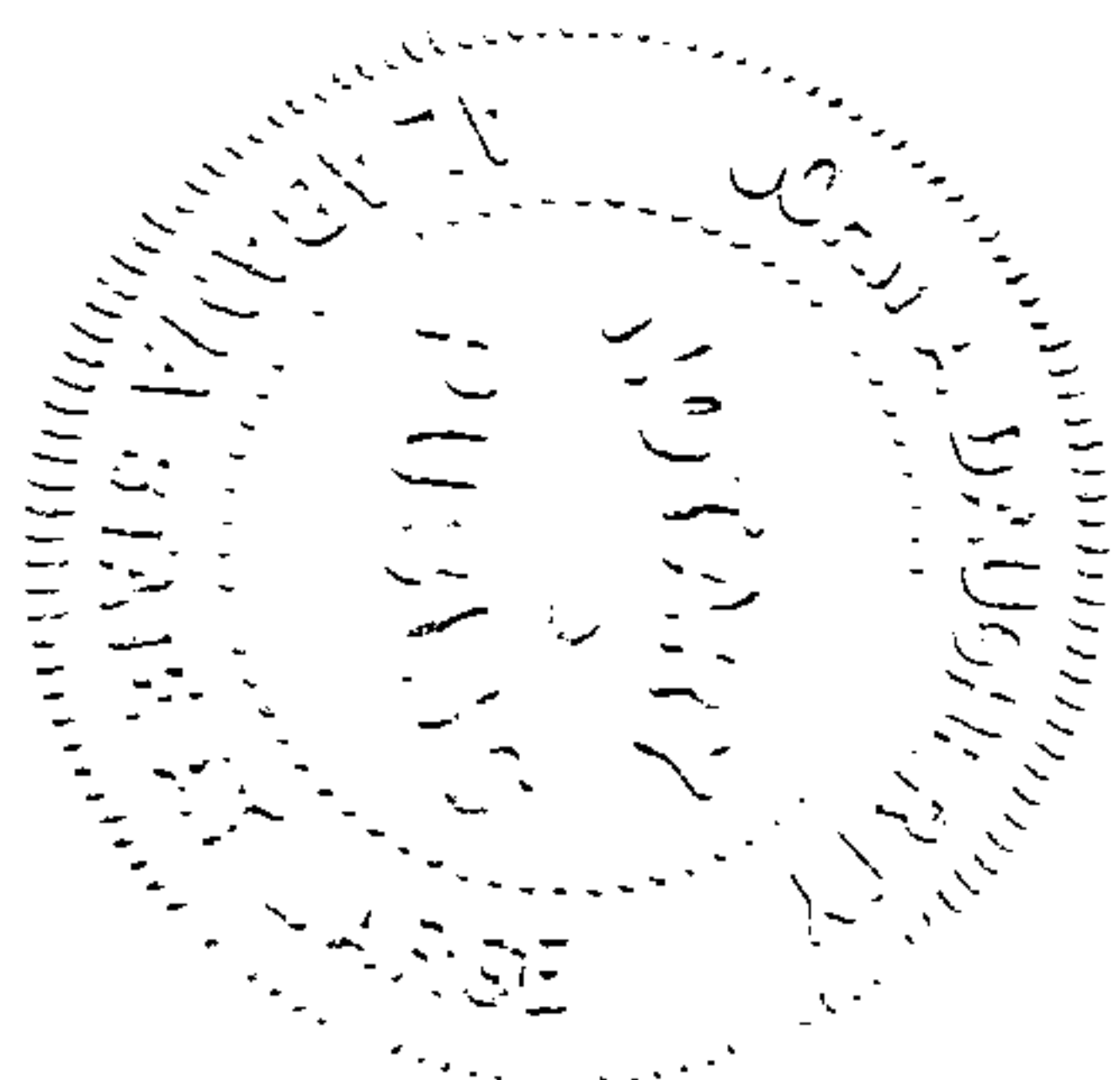

NOTARY PUBLIC
My Commission Expires: 6/27/2023
[NOTARY SEAL]

John A Daugherty
Notary Public, Alabama State at Large
My Commission Expires

6/27/2023



20200722000307180 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
07/22/2020 02:53:04 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 DEREK S. WILSON
Mailing Address _____

Grantee's Name JACK HUSTED
Mailing Address 4795 HIGHWAY 11
PELHAM, AL 35124

Property Address 4795 HIGHWAY 11
PELHAM, AL 35124

ORIGINAL Date of Sale JUNE 14, 2017
Total Purchase Price \$ TO CURE TITLE
or
Actual Value \$ _____
or
Assessor's Market Value \$353,000.00

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 INST # 20170614000210420

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 7-22-2020

Print JACK HUSTED

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

Form RT-1



20200722000307180 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
07/22/2020 02:53:04 PM FILED/CERT