



20200824000367250 1/4 \$110.00
Shelby Cnty Judge of Probate, AL
08/24/2020 12:27:41 PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
100 OLDE TOWNE ROAD STE 105
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:
BENJAMIN C. NOE
67 NOE WAY
COLUMBIANA, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, JANICE M. NOE, AN UNMARRIED PERSON (herein referred to as GRANTOR) do hereby release, remise, quitclaim, grant, sell and convey unto BENJAMIN C. NOE AND LAUREN A. NOE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (herein referred to as GRANTEES), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE

TO HAVE AND TO HOLD Unto the said GRANTEES and their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, JANICE M. NOE, has hereunto set her signature and seal, this the 24 day of Aug, 2020.

Janice M. Noe
JANICE M. NOE

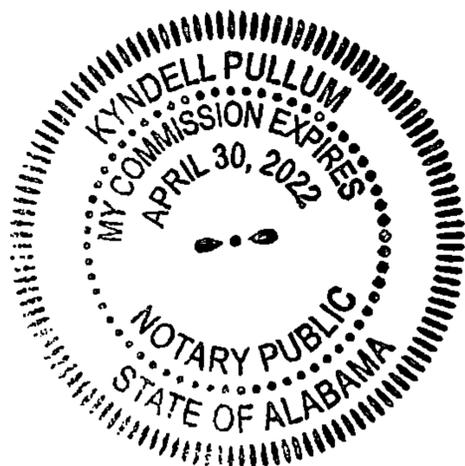
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that JANICE M. NOE , 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 on the day the same bears date.

Given under our hand this the 24 day of Aug 2020.



Kyndell Pullum
Notary Public

My commission expires: 04/30/2022

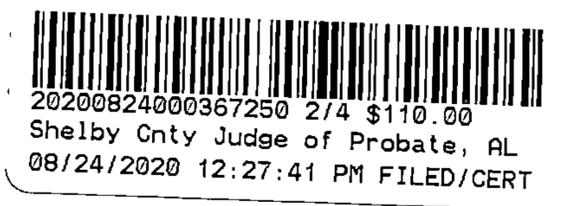


EXHIBIT A

PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; COMMENCE AT THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR 385.83 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COLUMBIANA - SAGINAW HIGHWAY, SAID POINT LYING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1991.23 FEET, A CHORD OF 74.54 FEET, A CHORD BEARING OF SOUTH 79 DEGREES 33 MINUTES 21 SECONDS WEST, THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT OF WAY FOR 74.54 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 26 DEGREES 41 MINUTES 12 SECONDS WEST FOR 194.32 FEET; THENCE RUN SOUTH 37 DEGREES 42 MINUTES 21 SECONDS EAST FOR 143.40 FEET; THENCE RUN SOUTH 01 DEGREES 12 MINUTES 44 SECONDS WEST FOR 125.58 FEET; THENCE RUN SOUTH 47 DEGREES 57 MINUTES 39 SECONDS WEST FOR 193.11 FEET ; THENCE RUN SOUTH 09 DEGREES 16 MINUTES 33 SECONDS EAST FOR 223.13 FEET ; THENCE RUN SOUTH 00 DEGREES 45 MINUTES 34 SECONDS WEST FOR 346.58 FEET TO A POINT ON THE NORTHERLY BANK OF LITTLE WAXAHATCHIE CREEK, THE CENTERLINE OF SAID CREEK BEING THE PROPERTY LINE; THENCE RUN ALONG THE NORTHERN BANK THE FOLLOWING DESCRIBED COURSES; THENCE RUN SOUTH 25 DEGREES 17 MINUTES 49 SECONDS WEST FOR 46.23 FEET; THENCE RUN NORTH 66 DEGREES 03 MINUTES 52 SECONDS WEST FOR 97.81 FEET; THENCE LEAVING SAID NORTH BANK RUN 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR 1009.46; THENCE RUN SOUTH 89 DEGREES 30 MINUTES 23 SECONDS EAST FOR 125.39 FEET; THENCE RUN NORTH 00 DEGREES 03 MINUTES 02 SECONDS EAST FOR 88.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COLUMBIANA - SAGINAW HIGHWAY ; THENCE RUN ALONG SAID ROAD RIGHT OF WAY, NORTH 83 DEGREES 15 MINUTES 58 SECONDS EAST FOR 7.25 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 1991.23 FEET, A CHORD BEARING OF NORTH 81 DEGREES 56 MINUTES 50 SECONDS EAST, AND A CHORD LENGTH OF 91.66 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT OF WAY FOR 91.67 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINING 147,503.55 S.F. OR 3.39 ACRES MORE OR LESS.



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Real Estate Sales Validation Form

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

Grantor's Name Janice M. Noe
Mailing Address 25 Noe Way
Columbian AL
35051

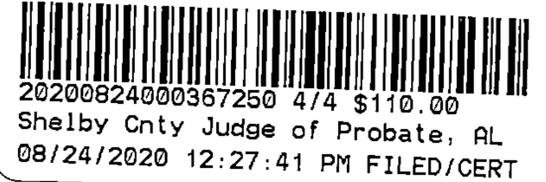
Grantee's Name Benjamin C. & Lauren A. Noe
Mailing Address 67 Noe Way
Columbian AL
35051

Property Address Legal Disc.
67 Noe Way
Columbian AL

Date of Sale 8/24/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 78660

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 8/24/2020

Print Benjamin C. Noe

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

Unattested

(verified by)