

20200826000373750 1/4 \$91.00
Shelby Cnty Judge of Probate, AL
08/26/2020 01:34:31 PM FILED/CERT

Send Tax Notice to:
Elizabeth Key

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid to Barbara B. Key, a widowed woman, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to ELIZABETH KEY, a married woman, (hereinafter called Grantee, all of the Grantor=s right, title, and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this the 30 day of April, 2020.

Barbara B. Key (SEAL)
Barbara B. Key, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Kristen Johnson, a Notary Public in and for said County, in said State, do hereby certify that Barbara B. Key, 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 my hand and official seal this 30 day of April, 2020.



Kristen Johnson
Notary Public
My commission expires: June 14, 2020

THIS INSTRUMENT PREPARED BY:

Harwell Law Firm
201 Forest Park Road
Birmingham, AL 35147
Scott@HarwellLaw.com
(205) 999-1099

PARCEL I:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of Lot 2 Hobbs Survey, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 34, Page 41; thence south 13 degrees 13 minutes 59 seconds East a distance of 100.00 feet to the point of beginning; thence South 63 degrees 38 minutes 54 seconds East a distance of 78.94 feet; thence South 38 degrees 07 minutes 55 seconds West a distance of 131.57 feet; thence North 47 degrees 49 minutes 35 seconds West a distance of 77.43 feet; thence North 38 degrees 06 minutes 40 seconds East a distance of 110.00 feet to the point of beginning.

According to the survey of Christopher P. Delucia, dated January 16, 2011.

PARCEL II:

Lot 2, Hobbs Survey as recorded in Map Book 34, Page 41, in the Probate Office, Shelby County, Alabama.

LESS AND EXCEPT part sold to Alabama Youth Homes as recorded in Inst. No. 2011050900013911 in Probate Office, Shelby County, Alabama.

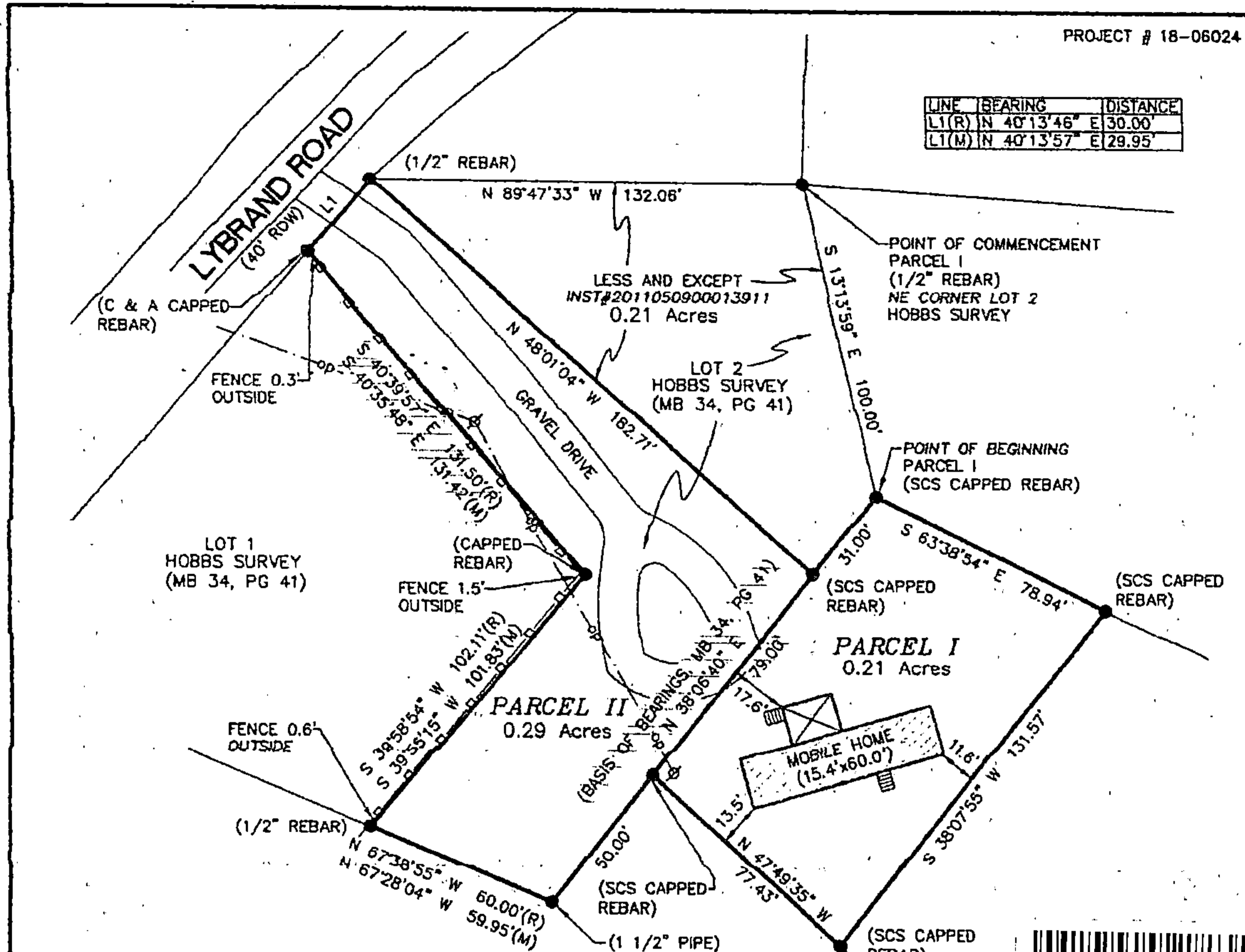


20200826000373750 2/4 \$91.00
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20180716000251780 2/3 \$81.00
Shelby Cnty Judge of Probate, AL
07/16/2018 12:44:13 PM FILED/CERT

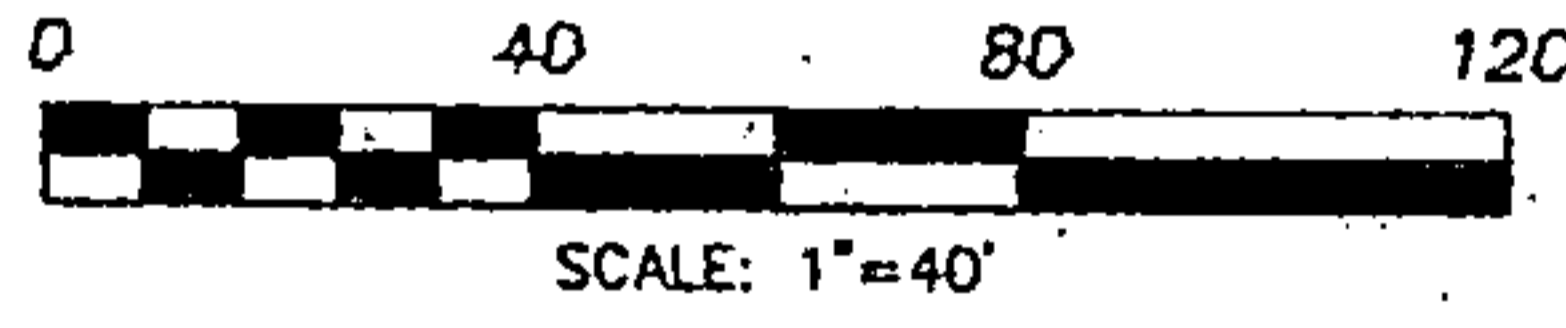
LINE	BEARING	DISTANCE
L1(R)	N 40°13'46" E	30.00
L1(M)	N 40°13'57" E	29.95



SURVEYOR'S NOTES:

1. This is a Closing Survey, made on the ground under the supervision of a registered land surveyor. Field survey was completed on July 05, 2018.
2. Consulted the latest Federal Insurance Rate Map (F.I.R.M.) Map No. 01117C0256E, dated February 20, 2013 and found that the Parcels shown hereon DO NOT lie in a special flood hazard area and are shown in Zone "X".
3. This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.

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STATE OF ALABAMA
 SHELBY COUNTY

LEGAL DESCRIPTION: Instrument #20160728000264360

PARCEL I:

A Parcel of land situated in the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

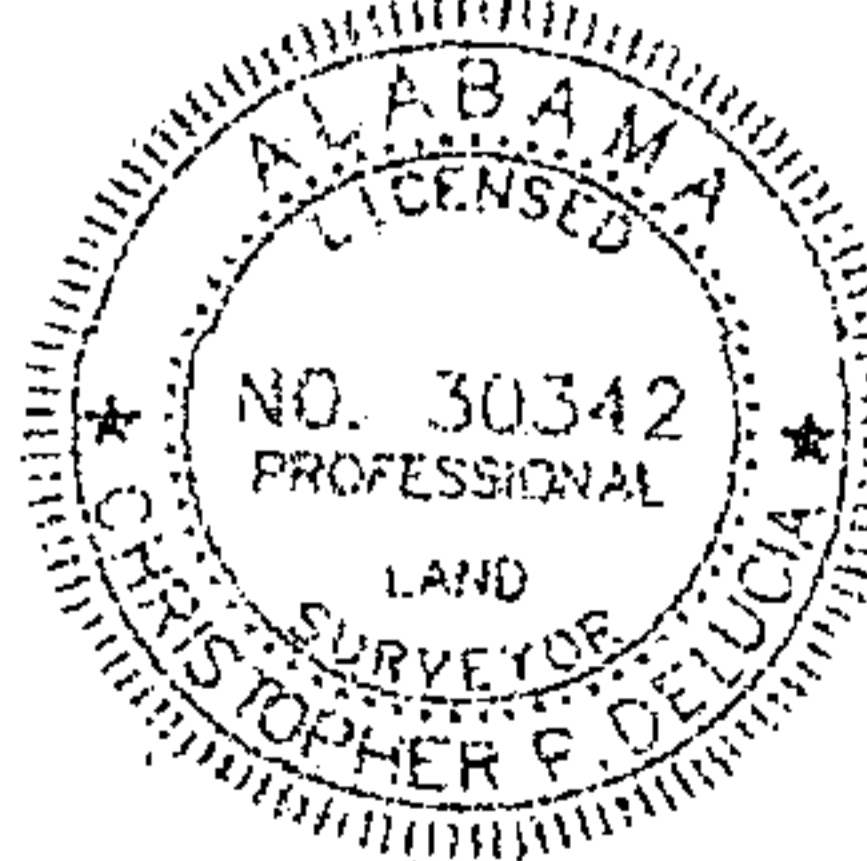
Commence at the NE corner of Lot 2 Hobbs Survey, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 34, Page 41; thence South 13 degrees 13 minutes 59 seconds East a distance of 100.00 feet to the point of beginning; thence South 63 degrees 38 minutes 54 seconds East a distance of 78.94 feet; thence South 38 degrees 07 minutes 55 seconds West a distance of 131.57 feet; thence North 47 degrees 49 minutes 35 seconds West a distance of 77.43 feet; thence North 38 degrees 05 minutes 40 seconds East a distance of 110.00 feet to the point of beginning.

PARCEL II:

Lot 2, Hobbs Survey as recorded in Map Book 34, Page 41, in the Probate Office, Shelby County, Alabama. LESS AND EXCEPT part sold to Alabama Youth Homes as recorded in Inst. No. 2011050900013911 in Probate Office, Shelby County, Alabama.

GIVEN UNDER MY HAND AND SEAL, this the 5th day of July, 2018.

Christopher P. Delucia
 CHRISTOPHER P. DELUCIA ALABAMA REG. NO. 30342



PROPERTY ADDRESS:
 132 LYBRAND ROAD

BUYER(S):
 DENNIS MICHAEL KEY



Landmark Professionals, Inc.
 RESIDENTIAL & COMMERCIAL LAND SURVEYING

1072 DUNNAVANT PLACE
 BIRMINGHAM, ALABAMA 35242
 PHONE: (205) 515-7210

- WOOD FENCE
- METAL FENCE
- CONCRETE
- ▨— COVERED PORCH/DECK
- (R) — RECORDED
- (M) — MEASURED
- (S) — SOLE DIMENSION
- M.B.L. — MINIMUM BUILDING LINE
- — CAPPED REBAR SET
- — 1/2" REBAR FOUND
- ASPH. — ASPHALT
- CHROMEHEAD POWER
- POWER POLE

Real Estate Sales Validation Form

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

Grantor's Name Brian Thomas Properties, LLC
Mailing Address 175 Berlin Drive
Chelsea, AL 35048

Grantee's Name Dennis Michael Key
Barbara B. Key
Mailing Address 331 Highway 32
Columbiana, Ala 35051

Property Address 132 Lybrand Rd.
Westover, AL 35147

Date of Sale July 11, 2018
Total Purchase Price \$60,000.00
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 (checked)
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.

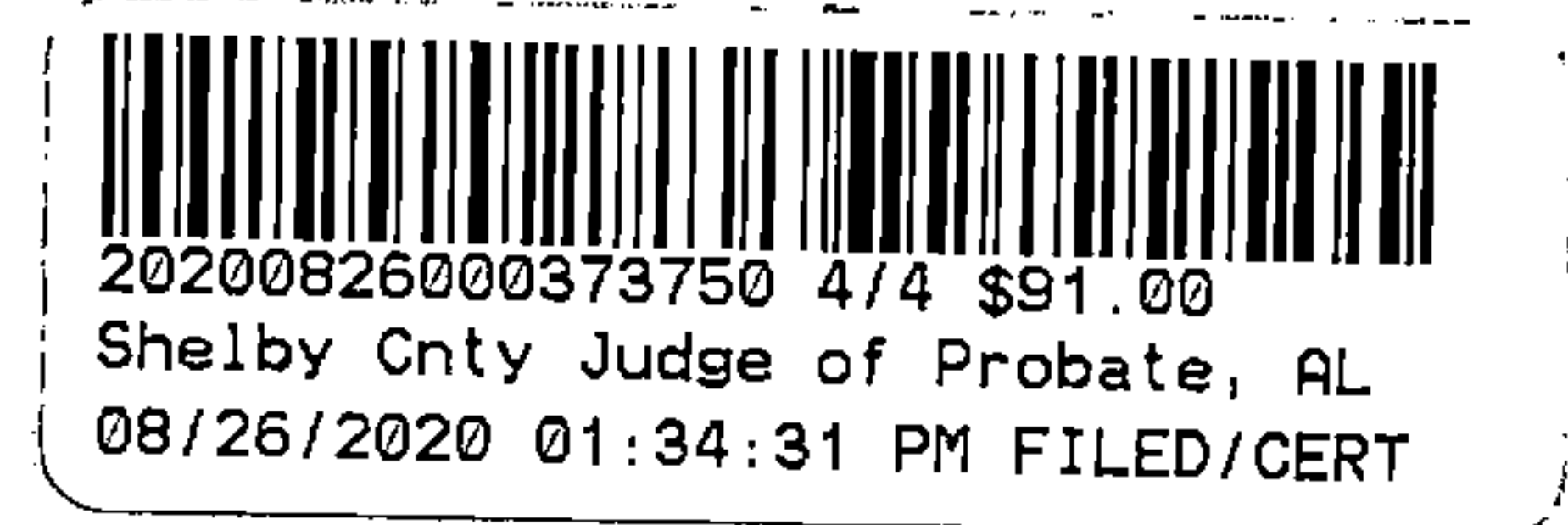
Instructions

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 of 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 July 06, 2018

Print Brian Thomas Properties, LLC

Unattested (verified by)

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

Shelby County, AL 08/26/2020
State of Alabama
Deed Tax: \$60.00

