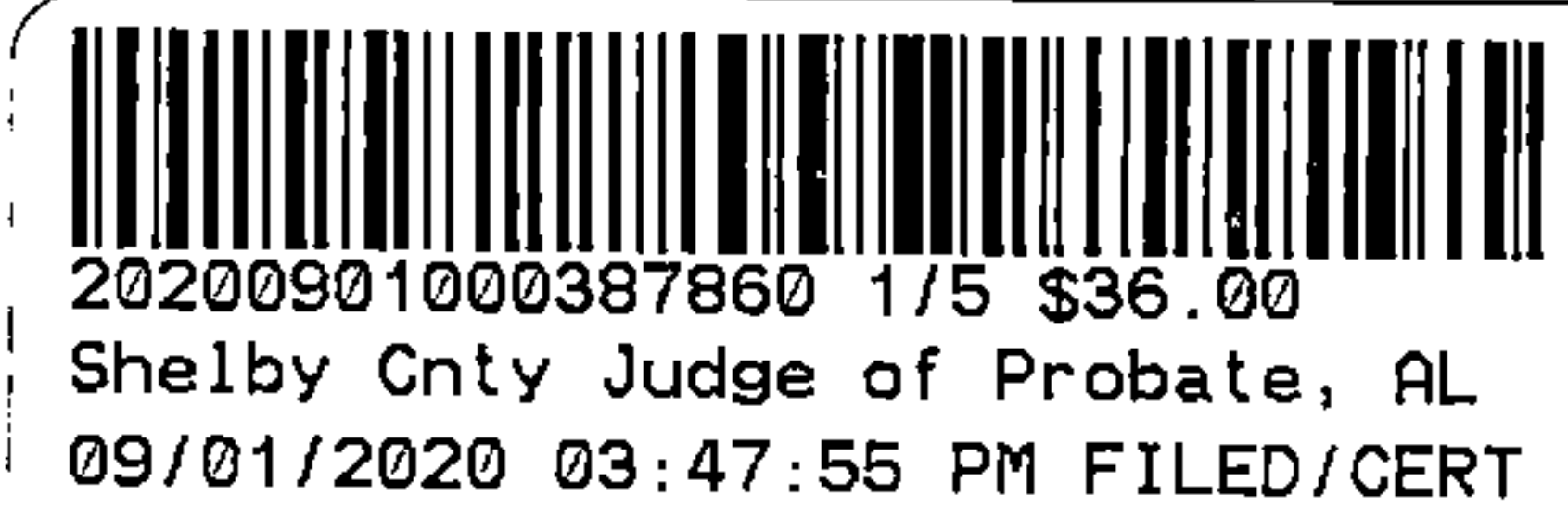


This Instrument was Prepared By:
Jeffery N. Lucas, Attorney at Law
Post Office Box 361606
Birmingham, Alabama 35236
Off: 205-425-5200 Fx: 205-425-5253
NO TITLE SEARCH PERFORMED

Send Tax Notice To:
Mark E. Wiley
50 Blossom Street
Montevallo, AL 35115



QUITCLAIM DEED

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR (\$1.00) total monetary value and in consideration of resolving a boundary dispute, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

BIANCA MORENO

a married woman, hereinafter referred to as the **GRANTOR**, does hereby grant, convey and quitclaim unto,

CRYSTAL EASON and MARK E. WILEY

hereinafter referred to as **GRANTEES**, all of my rights, title, claim, and interest in and to the following described real property, situated, lying and being in Shelby County, Alabama, viz:

A Plot of land lying in the SE1/4 of the NW1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, hereinafter referred to as the "Wiley Plot" and being a portion of that certain tract of land as described in Instrument No. 20200731000324680 consisting of two described parcels of land (the first described parcel hereinafter referred to as Parcel I and the second as Parcel II) and also being a portion of that certain tract or parcel of land as described in Instrument No. 20170013000410730 (hereinafter the "Wiley Parcel"), as same are recorded in the Probate Office of Shelby County, Alabama, said Plot of land being more particularly described as follows, based on a survey performed by Southland Surveying Company, LLC, dated August 11, 2020:

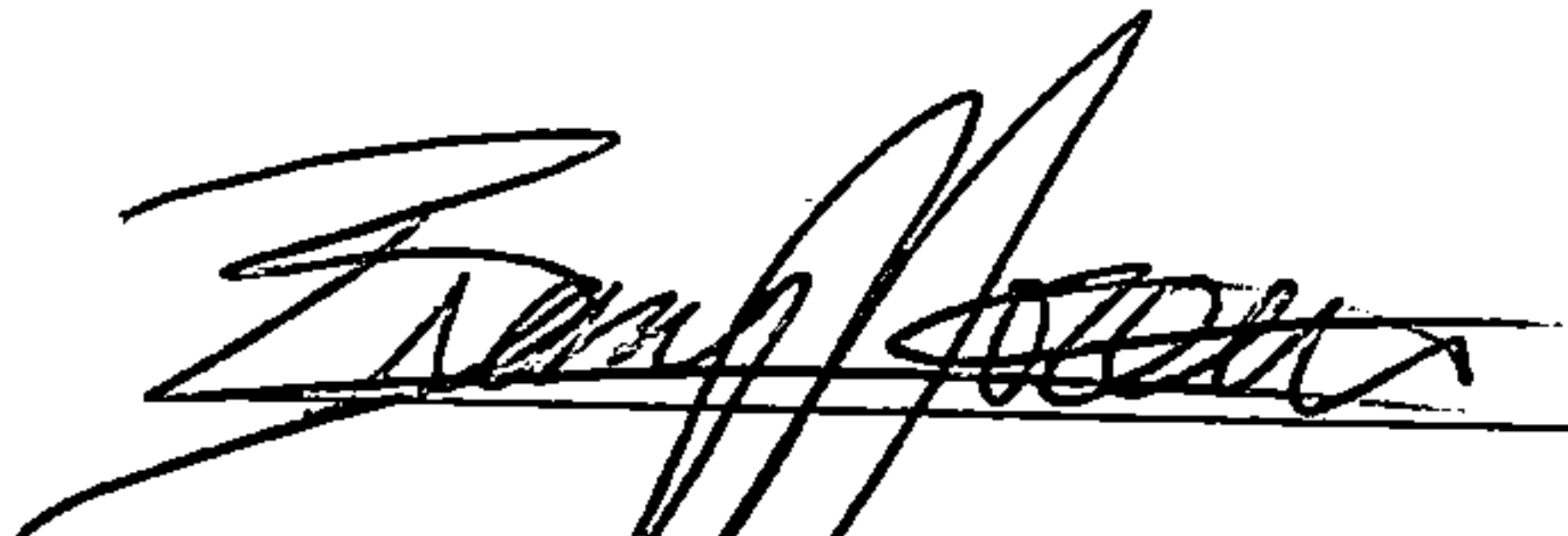
Commence at the Northwest corner of said SE1/4 of the NW1/4, run thence N90°00'00"E (assumed bearings) along the North boundary of said 1/4-1/4 for a distance of 424.14 feet, to a 2" capped pipe at the Northwest corner of said Parcel I; thence S00°38'00"W along the West boundary of Parcel I for a distance of 154.06 feet to a 1/2" rebar (cap #16680) and the Point of Beginning of the Plot of land herein described (a.k.a., Wiley Plot); thence continue S00°38'00"W along said West boundary for a distance of 37.94 feet, to a 2" capped pipe; thence continue along said West boundary S00°45'59"E

for a distance of 122.72 feet, to a 5/8" rebar with a red cap (illegible) at the Southwest corner of said Parcel I and also being the Southwest corner the Wiley Parcel; thence along the South boundary of both properties N87°38'31"E for a distance of 37.51 feet to a 1" pipe (open top) at the Northwest corner of that certain tract of land as described in Instrument No. 2001-40469, as recorded in the aforesaid Probate Office; thence continue along said South boundary also being the north boundary of Instrument No. 2001-40469, S85°26'14"E for a distance of 67.73 feet to the Southeast corner of Parcel I and the Wiley Parcel; thence N00°05'15"E along the East boundary of Parcel I for a distance of 146.11 feet to a 1/2" rebar (cap #16680); thence N80°12'23"W for a distance of 108.01 feet, to the Point of Beginning. Said Plot of land contains 0.37 acres, more or less.

TO HAVE AND TO HOLD the same unto the said GRANTEE, their heirs and assigns forever. The purpose of this quitclaim is to settle the location of a disputed boundary line between the properties of the GRANTOR and the GRANTEES (the Parties), to a line mutually agreed to by the Parties and memorialized on a survey prepared by Southland Surveying Company, LLC, dated August 11, 2020. See attached EXHIBIT A.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of September, 2020.


20200901000387860 2/5 \$36.00
Shelby Cnty Judge of Probate, AL
09/01/2020 03:47:55 PM FILED/CERT

 (SEAL)
BIANCA MORENO
Printed Name, Grantor

STATE OF ALABAMA)

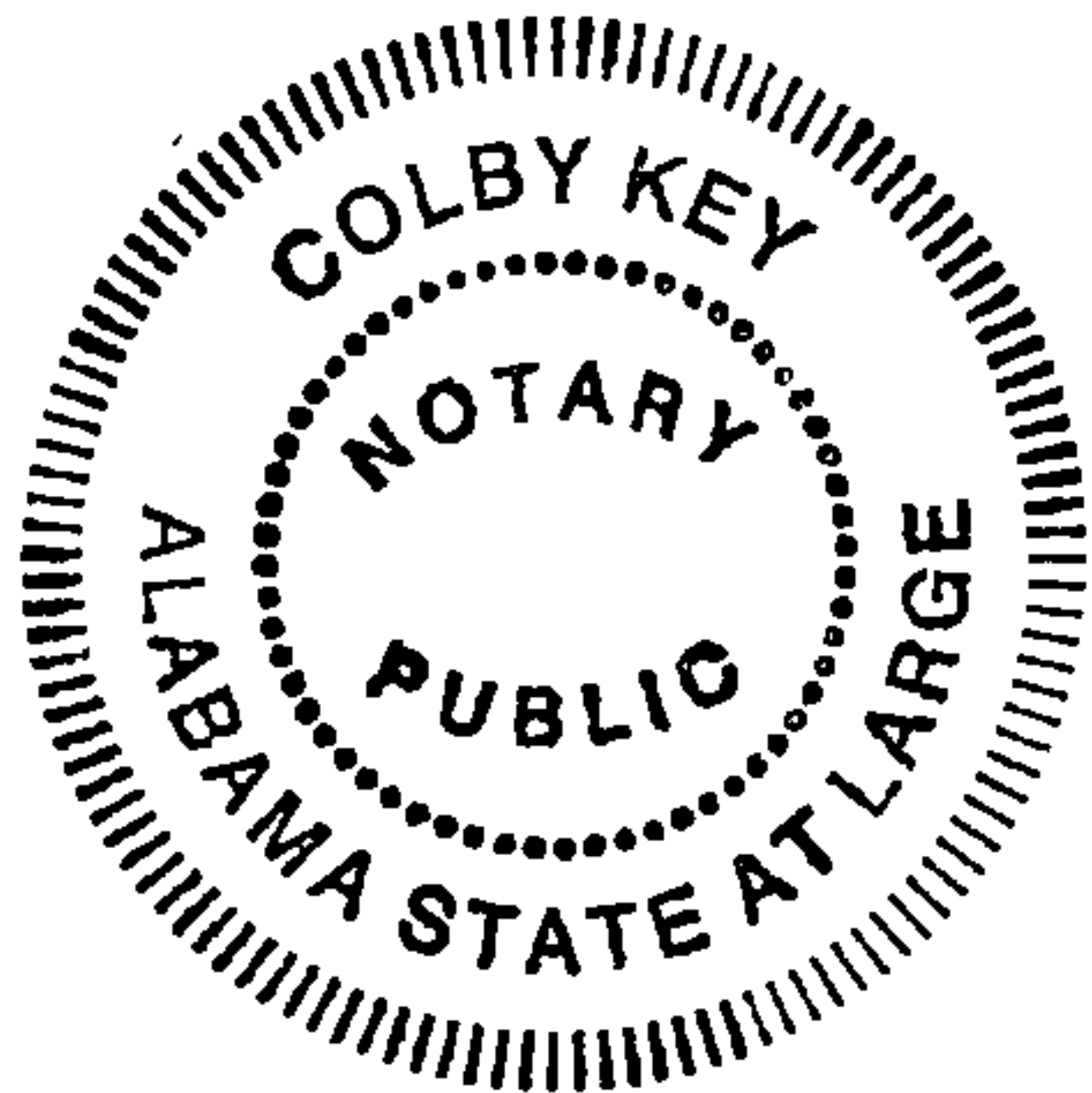
COUNTY OF SHELBY)

I, Colby Key the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that,

BIANCA MORENO

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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of September, 2020.



Colby Key
Notary Public

My Commission Expires: 7/13/21



20200901000387860 3/5 \$36.00
Shelby Cnty Judge of Probate, AL
09/01/2020 03:47:55 PM FILED/CERT

Attachments:

EXHIBIT A – One Page

Real Estate Sales Validation Form

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

Grantor's Name Bianca Moreno
Mailing Address 127 Camby Rd #1
Montevallo, AL 35115

Grantee's Name Mark E. Wiley
Mailing Address 50 Blossom Street
Montevallo, AL 35115

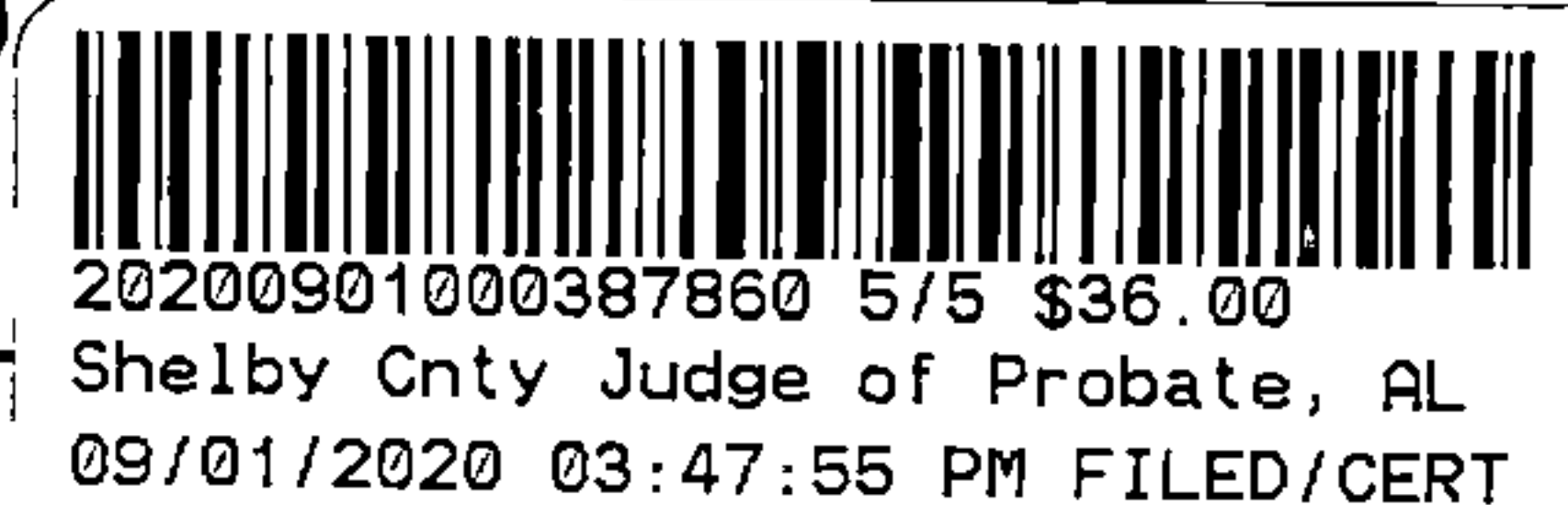
Property Address 50 Blossom St
Montevallo, AL 35115

Date of Sale 8/31/2020
Total Purchase Price \$ 2,000
or
Actual Value \$ 2,000
or
Assessor's Market Value \$ 2,000

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 9/1/2020

Print Bianca Moreno

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one