

Prepared By

Christopher D Reyer
3021 Ritha Circle
Birmingham, AL 35242

After Recording Return To

Christopher D Reyer
3021 Ritha Circle
Birmingham, AL 35242



20201023000484510 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
10/23/2020 02:37:25 PM FILED/CERT

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to **Dana Hill White**, a woman, residing at 714 Susan Dr, County of Polk, City of Lakeland, State of Florida (hereinafter known as the "Grantor") hereby conveys and quitclaims to **Christopher D. Reyer and Jessica Hicks Reyer**, as joint tenants with right of survivorship, a married couple, residing at 3021 Ritha Circle, County of Shelby, City of Birmingham, State of Alabama (hereinafter known as the "Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

The Grantees will pay any unpaid property taxes and library dues occurring after May 9, 2017.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quitclaim Deed under seal this 14th day of October 2020.

Dana White
Grantor's Signature

Dana White
Grantor's Name

714 Susan Dr
Address

Lakeland, FL 33803
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Alice Middleton
Witness's Signature

Alice Middleton
Witness's Name

111 Forest Park St
Address

Lakeland, FL 33803
City, State & Zip

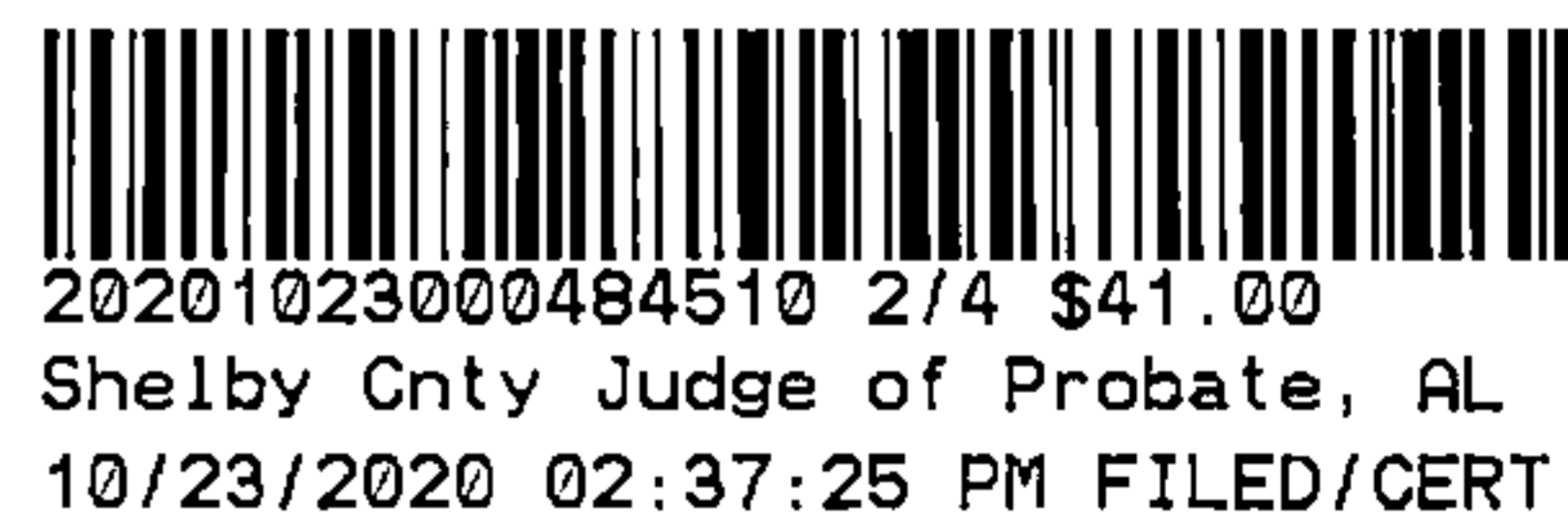
Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF Florida
COUNTY OF Polk



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify

that Dana White whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of October, 2020.

Katrina Nagy
Notary Public
My Commission Expires: Oct 5, 2022

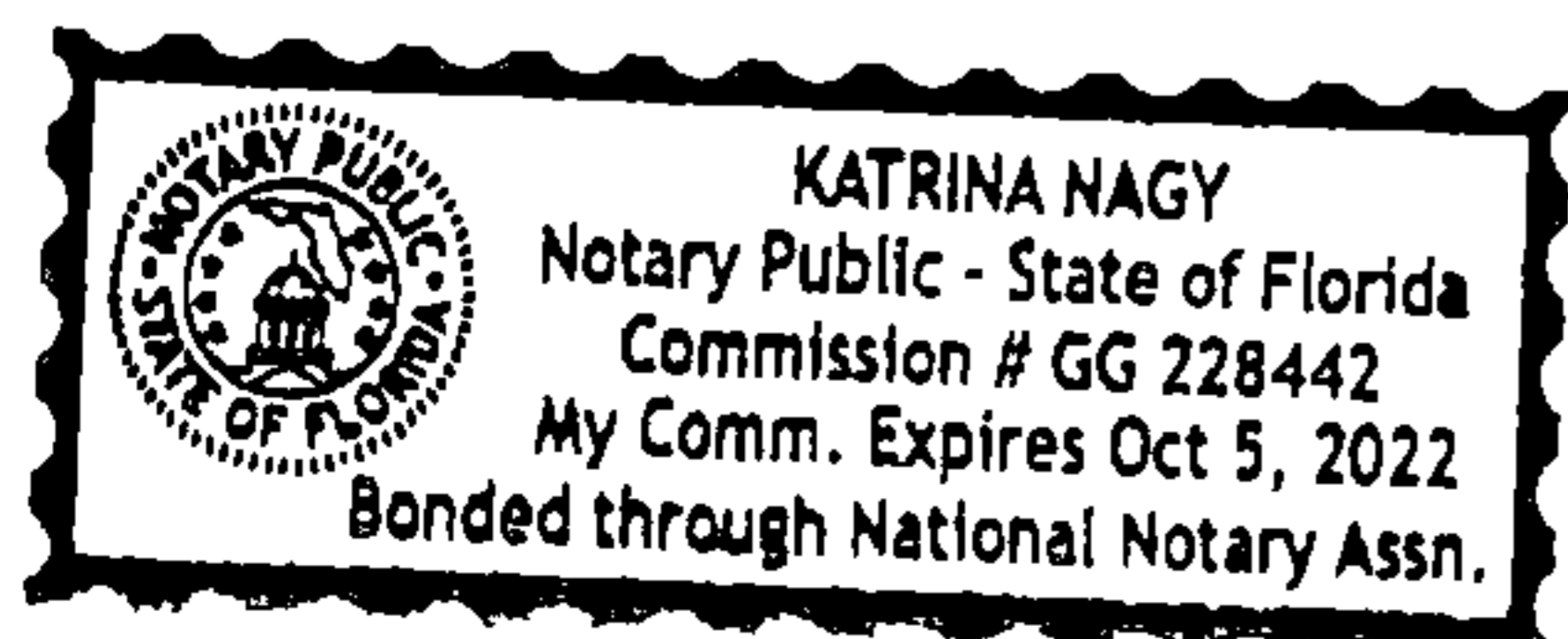


EXHIBIT A

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama and run in a southerly direction for a distance of 225.0 feet along the quarter section line to a found axle; thence deflect to the right 91 degrees 16 minutes 40 seconds and run in a westerly direction for a distance of 300.00 feet to a point; thence deflect 90 degrees to the right and run in a southerly direction for a distance of 31.23 feet to a point; thence continue along last mentioned course and run 118.78 feet in a southerly direction to an existing 1 inch pipe; thence deflect to the right 78 degrees 29 minutes 30 seconds and run in a southwesterly direction for a distance of 249.91 feet to a point; thence deflect to the left 78 degrees 29 minutes 30 seconds and run in a southerly direction for a distance of 284.0 feet to a rebar; being the point of beginning; thence continue along last mentioned course in a southerly direction for a distance of 41.6 feet to the centerline of a creek; thence turn an interior angle to the left of 130 degrees 11 minutes 42 seconds and run in a southwesterly direction for a distance of 45.84 feet to a point; thence turn in the interior angle to the left of 166 degrees 46 minutes 48 seconds and run in a southwesterly direction for a distance of 67.90 feet to a point; thence turn an anterior angle to the left of 135 degrees 43 minutes 03 seconds and run in a northwesterly direction for a distance of 38.78 feet to a point; thence turn an interior angle left of 182 degrees 21 minutes 39 seconds and run in a westerly direction for a distance of 53.82 feet to a point; thence turn an interior angle to the left of 129 degrees 35 minutes 44 seconds and run in a westerly direction for a distance of 19.14 feet to a point; thence turn an interior angle to the left of 201 degrees 21 minutes 28 seconds and run in a westerly direction for a distance of 16.24 feet to a point, said point being in the centerline of the creek; thence leaving said centerline of creek, turn an interior angle to the left of 98 degrees 05 minutes 32 seconds and run in a northerly direction for a distance of 27.55 feet to an existing crimped pin; thence turn an interior to the left of 112 degrees 04 minutes 21 seconds and run in a northeasterly direction for a distance of 104.29 feet to an existing rebar; thence turn an interior angle to the left of 115 degrees 28 minutes 15 seconds and run in a southeasterly direction for a distance of 104.51 feet to an existing rebar; thence turn an interior angle to the left of 191 degrees 53 minutes 34 seconds and run in a southeasterly direction for a distance of 78.56 feet to the point of beginning.

According to the survey of Ray Weygand, Reg. L.S. #24973, dated June 24, 2013.



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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 Dana Hill White
Mailing Address 714 Susan Dr
Lakeland, FL 33803

Grantee's Name Christopher D. Reyer and Jessica H. Reyer
Mailing Address 3021 Ritha Circle
Birmingham, AL 35242

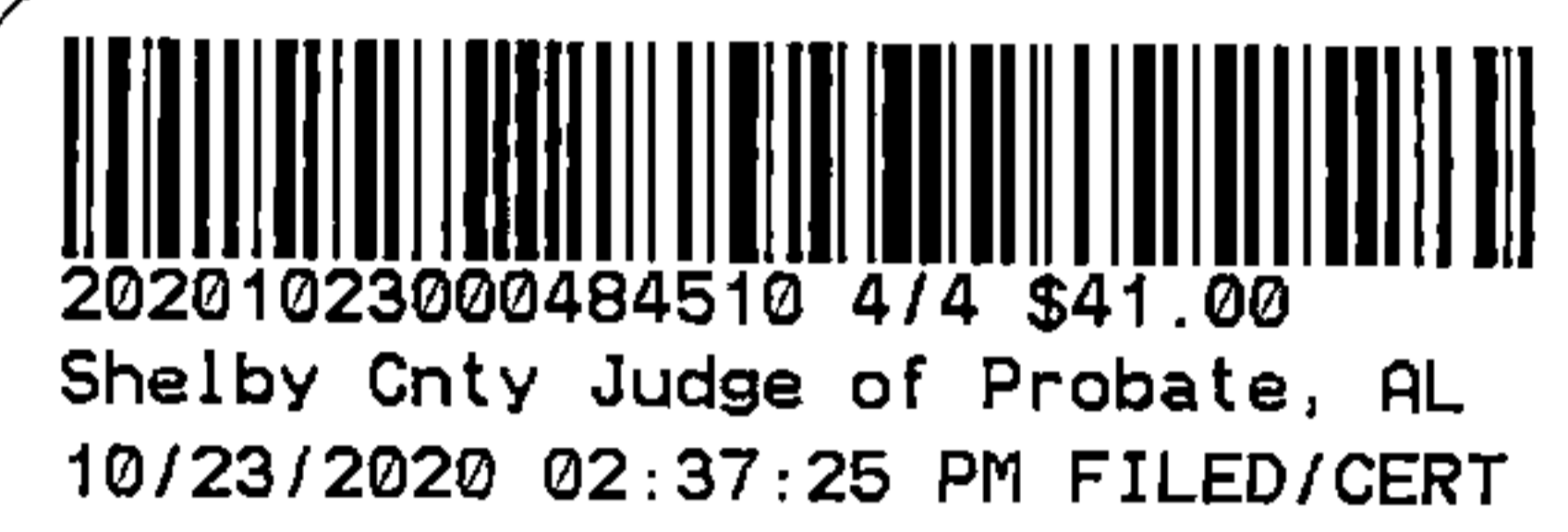
Property Address 3021 Ritha Circle
Birmingham, AL 35242

Date of Sale 10/14/2020
Total Purchase Price \$ 10.00
or
Actual Value \$
or
Assessor's Market Value \$ 10,000

Shelby County, AL 10/23/2020
State of Alabama
Deed Tax: \$10.00

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



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 10/19/2020

Print Dana Hill White

Unattested

Sign

[Handwritten signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one