

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P. O. Box 587  
Columbiana, Alabama 35051

## QUITCLAIM DEED

THE STATE OF ALABAMA,  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the exchange of like-kind property of substantially equal value, the City of Westover, Alabama, a municipal corporation (hereinafter called GRANTOR) hereby releases, quitclaims, grants, sells, and conveys to Mt. Tabor Cemetery Association, Inc. (hereinafter called GRANTEE) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description, being Parcel 1 as shown on the boundary survey attached as Exhibit B.

**This deed is executed in order to clear title.**

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 7<sup>th</sup> day of December, 2020.

ATTEST:

Munie Meacham  
Clerk

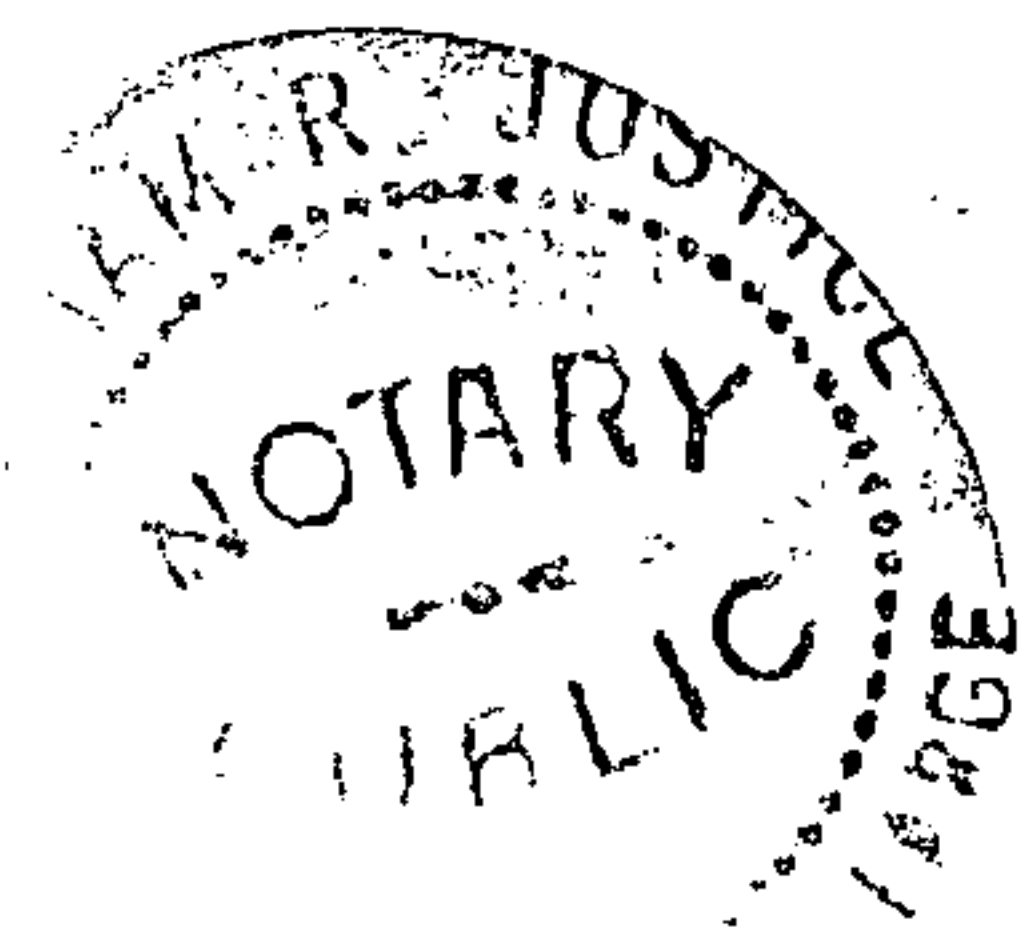
City of Westover, Alabama

by Larry Riggins  
Larry Riggins, Mayor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry Riggins, whose name as Mayor of the City of Westover, Alabama, a municipal corporation, 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, he as such officer and with full authority executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and official seal, this the 7<sup>th</sup> day of December, 2020.



William R. Justice  
Notary Public  
My commission expires: 9/12/23

## EXHIBIT "A"

Commence at the NW corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19, South, Range 1 East; thence S  $01^{\circ}17'51''$  E, along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW) and the POINT OF BEGINNING; thence N  $89^{\circ}52'52''$  E along said right of way a distance of 575.40'; thence S  $01^{\circ}16'37''$  W a distance of 84.19; thence S  $57^{\circ}35'40''$  W a distance of 120.68; thence S  $08^{\circ}52'02''$  E a distance of 158.50'; thence S  $79^{\circ}19'35''$  W a distance of 13.41'; thence S  $00^{\circ}07'11''$  E a distance of 26.18'; thence S  $89^{\circ}26'02''$  W a distance of 475.43' to the West line of said  $\frac{1}{4}$   $\frac{1}{4}$ ; thence N  $01^{\circ}16'44''$  W, a distance of 337.70' to the POINT OF BEGINNING.

Containing 3.93 acres, more or less.

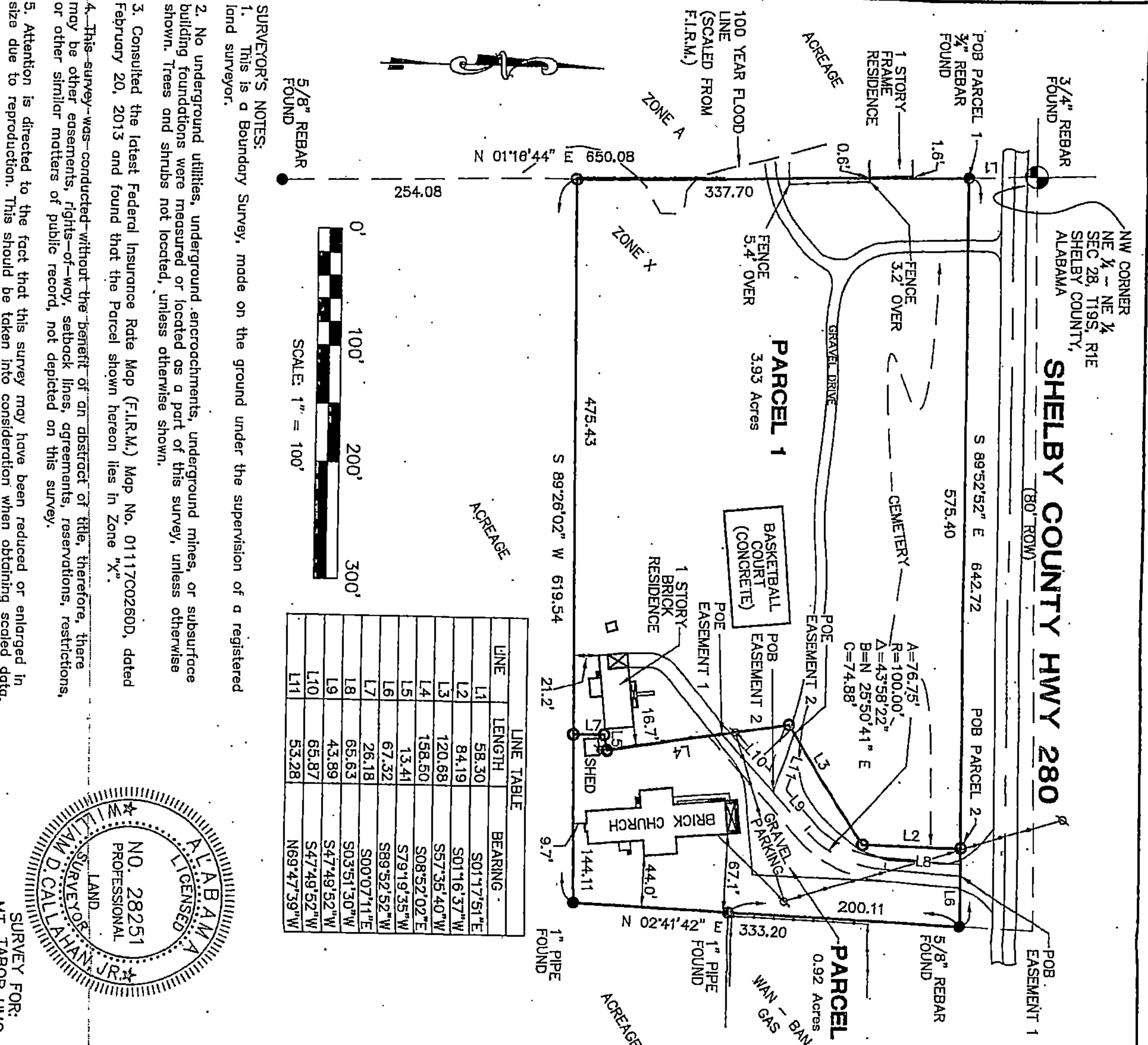
EASEMENT 1: Commence at the NW corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19, South, Range 1 East; thence S  $01^{\circ}17'51''$  E, along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  line, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N  $89^{\circ}52'52''$  E along said right of way a distance of 599.04' to the POINT OF BEGINNING; thence S  $3^{\circ}51'30''$  W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of  $43^{\circ}58'22''$ ; and subtended by a chord which bears S  $25^{\circ}50'41''$  W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S  $47^{\circ}49'52''$  W a distance of 43.89'; thence S  $47^{\circ}49'52''$  W a distance of 65.87' to the POINT OF ENDING.

EASEMENT 1: Commence at the NW corner of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 19, South, Range 1 East; thence S  $01^{\circ}17'51''$  E, along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  line, a distance of 58.30 feet, to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N  $89^{\circ}52'52''$  E along said right of way a distance of 599.04'; thence S  $3^{\circ}51'30''$  W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of  $43^{\circ}58'22''$ ; and subtended by a chord which bears S  $25^{\circ}50'41''$  W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S  $47^{\circ}49'52''$  W a distance of 43.89' to the POINT OF BEGINNING; thence N  $69^{\circ}47'39''$  a distance of 53.28' to the POINT OF ENDING.



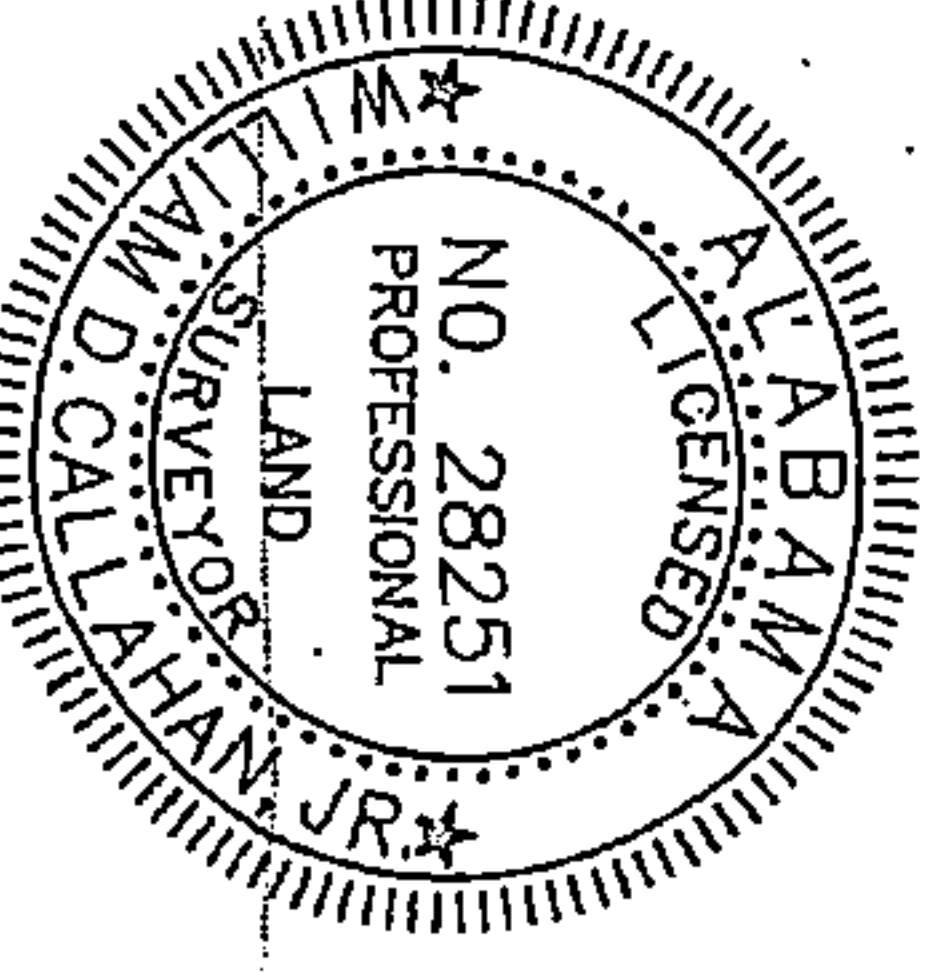
20201207000558610 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
12/07/2020 02:17:56 PM FILED/CERT

EXHIBIT B



LINE	LENGTH	BEARING
L1	58.30	S01°17'51"E
L2	84.19	S01°16'37"W
L3	120.68	S57°35'40"W
L4	158.50	S08°52'02"E
L5	13.41	S79°19'35"W
L6	67.32	S89°52'52"W
L7	26.18	S00°07'11"E
L8	65.63	S03°51'30"W
L9	43.89	S47°49'52"W
L10	65.87	S47°49'52"W
L11	53.28	N69°47'39"W

- SURVEYOR'S NOTES:**
1. This is a Boundary Survey, made on the ground under the supervision of a registered land surveyor.
  2. No underground utilities, underground encroachments, underground mines, or subsurface building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
  3. Consulted the latest Federal Insurance Rate Map (F.I.R.M.) Map No. 01117C0260D, dated February 20, 2013 and found that the Parcel shown hereon lies in Zone "X".
  4. 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.
  5. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.



SURVEY FOR:  
MT. TABOR UMC.

STATE OF ALABAMA  
SHELBY COUNTY  
PROJECT # 08-05009

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Two (2) Parcels of land situated in the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

**PARCEL 1**  
Commence at the NW Corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East; thence S.01°17'51"E. along the West line of said 1/4 - 1/4 section, a distance of 58.30 feet to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N.89°52'52"E. along said right of way, a distance of 575.40 feet to the POINT OF BEGINNING; thence N.89°52'52"E. along said right of way a distance of 575.40 feet; thence S.01°16'37"W. a distance of 84.19 feet; thence S.57°35'40"W. a distance of 120.68 feet; thence S.08°52'02"E. a distance of 158.50 feet; thence S.79°19'35"W. a distance of 13.41 feet; thence S.00°07'11"E. a distance of 26.18 feet; thence S.89°26'02"W. a distance of 475.43 feet to the West line of said 1/4 - 1/4 section, a distance of 537.70 feet to the POINT OF BEGINNING.

Containing 3.93 acres, more or less.

**PARCEL 2**  
Commence at the NW Corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East; thence S.01°17'51"E. along the West line of said 1/4 - 1/4 line, a distance of 58.30 feet to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N.89°52'52"E. along said right of way, a distance of 575.40 feet to the POINT OF BEGINNING; thence S.01°16'37"W. a distance of 84.19 feet; thence S.57°35'40"W. a distance of 120.68 feet; thence S.08°52'02"E. a distance of 158.50 feet; thence S.79°19'35"W. a distance of 13.41 feet; thence S.00°07'11"E. a distance of 26.18 feet; thence S.89°26'02"W. a distance of 475.43 feet to the West line of said 1/4 - 1/4 section, a distance of 537.70 feet to the POINT OF BEGINNING.

Containing 0.92 acres, more or less.

ALSO: 2.20' wide easements for ingress and egress, lying 10' each side of and parallel to the following described centerline.

**EASEMENT 1**  
Commence at the NW Corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East; thence S.01°17'51"E. along the West line of said 1/4 - 1/4 line, a distance of 58.30 feet to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N.89°52'52"E. along said right of way, a distance of 599.04 feet to the POINT OF BEGINNING; thence S.03°51'30"W. a distance of 65.63 feet to the point of a curve to the right having a radius of 100.00 feet, a central angle of 43°58'22", and subtended by a chord which bears S.25°50'41"W. a distance of 74.88 feet; thence S.47°49'52"W. a distance of 43.89 feet to the POINT OF BEGINNING; thence N.69°47'39"W. a distance of 53.28 feet to the POINT OF ENDING.

**EASEMENT 2**  
Commence at the NW Corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East; thence S.01°17'51"E. along the West line of said 1/4 - 1/4 line, a distance of 58.30 feet to the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N.89°52'52"E. along said right of way, a distance of 599.04 feet to the POINT OF BEGINNING; thence S.03°51'30"W. a distance of 65.63 feet to the point of a curve to the right having a radius of 100.00 feet, a central angle of 43°58'22", and subtended by a chord which bears S.25°50'41"W. a distance of 74.88 feet; thence S.47°49'52"W. a distance of 43.89 feet to the POINT OF BEGINNING; thence N.69°47'39"W. a distance of 53.28 feet to the POINT OF ENDING.

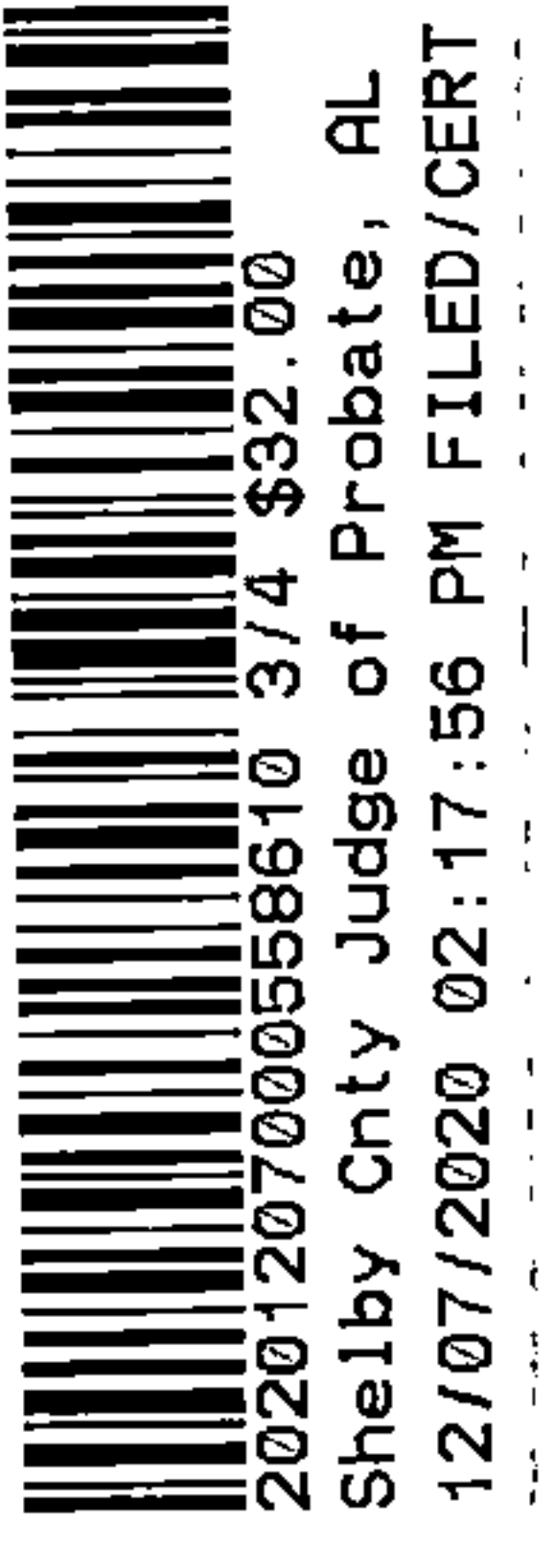
GIVEN UNDER MY HAND AND SEAL, this the 23rd day of June, 2020.

*William D. Callahan, Jr.*  
WILLIAM D. CALLAHAN, JR. ALABAMA REG. NO. 28251



**South Central Surveying, LLC**  
RESIDENTIAL & COMMERCIAL LAND SURVEYING  
157 DOGWOOD TRAIL  
ALABASTER, ALABAMA 35007  
PHONE 205-228-1993

U.T.S. = UNABLE TO SET  
(R) = RECORDED BEARING AND/OR DISTANCES  
(A) = ACTUAL BEARINGS AND/OR DISTANCES  
O = OPEN PORCH  
P = PAVED REAR SET  
C = CAPPED REAR END (CO. NAME)  
ASP. = ASPHALT  
OP. = OPEN PORCH  
F = FENCE



## Real Estate Sales Validation Form

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

Grantor's Name City of Westover, AL  
Mailing Address PO Box 356  
Westover, AL 35185

Grantee's Name Mt. Tabor Cemetery Ass'n  
Mailing Address 4419 Old Hwy 280  
Westover, AL 35147

Property Address 4419 Old Hwy 280  
Westover, AL 35147

Date of Sale 12/7/2020

Total Purchase Price \$

or

Actual Value \$

or

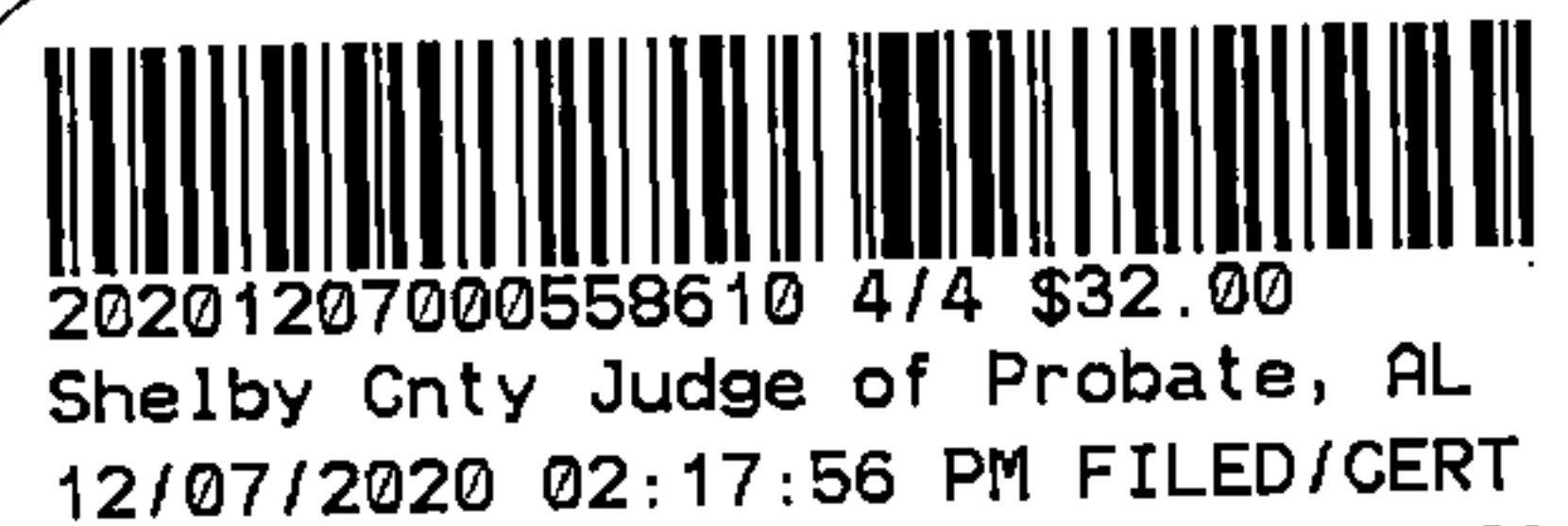
$\frac{1}{2}$  Assessor's Market Value \$ 280,770

To clear title from conflict in deeds  
recorded as Inst. # 20201008000458380  
and Inst. # 20201008000458390

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 12/7/2020

Print LARRY H. RIGGINS MAYOR

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1