

20210125000038080
01/25/2021 08:08:27 AM
QCDEED 1/4

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **NANCY MARIE THILLE MCLOREN, an unmarried woman**, hereby remise, release, quitclaim, grant, and convey all my interest to **NANCY M. MCLOREN, Trustee of the Nancy M. McLaren Living Trust dated February 27, 1992 as restated December 23, 2020, and any amendments thereto**, to the following described real property, situated in Shelby County, Alabama, viz:

Legal description attached as Exhibit A.

Source of Title: Instrument # 201807230000260710

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, executors, administrators and assigns in fee simple, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of December, 2020.

Prepared by:
Melanie B. Holliman
Bradford & Holliman, LLC
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281


(SEAL)
NANCY MARIE THILLE MCLOREN

20210125000038080 01/25/2021 08:08:27 AM QCDEED 2/4
EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commencing at the Northwest corner of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama; thence run South 87 degrees 58 minutes 26 seconds East for a distance of 220.87 feet to the southerly right of way line of Shelby County Road No. 83; thence run South 83 degrees 03 minutes 07 seconds East along said road right of way line for a distance of 720.60 feet; thence run South 83 degrees 24 minutes 54 seconds East along said right of way line for a distance of 100.39 feet to the point of a non-tangent curve to the North, said curve having a radius of 1663.38, a central angle of 8 degrees 20 minutes 27 seconds and a chord of 241.93 feet bearing South, 87 degrees 18 minutes 41 seconds East; thence run East along said curve for a distance of 242.14 feet to the Point of Beginning; thence North 86 degrees 09 minutes 05 seconds East, a distance of 108.09 feet; thence North 87 degrees 34 minutes 57 seconds East, a distance of 107.43 feet; thence South 89 degrees 20 minutes 04 seconds East a distance of 130.02 feet; thence North 88 degrees 12 minutes 42 seconds East, a distance of 48.40 feet; thence South 80 degrees 20 minutes 54 seconds East, a distance of 72.07 feet; thence South 75 degrees 19 minutes 35 seconds East, a distance of 413.62 feet; thence South 03 degrees 58 minutes 47 seconds West, a distance of 445.45 feet; thence North 89 degrees 41 minutes 53 seconds East, a distance of 315.08 feet; thence South 00 degrees 12 minutes 27 seconds West, a distance of 318.21 feet; thence South 89 degrees 29 minutes 46 seconds East, a distance of 563.65 feet; thence South 28 degrees 24 minutes 19 seconds East, a distance of 198.50 feet; thence South 05 degrees 10 minutes 13 seconds West, a distance of 227.95 feet; thence South 10 degrees 06 minutes 50 seconds West, a distance of 841.84 feet; thence South 06 degrees 51 minutes 47 seconds East, a distance of 314.13 feet; thence South 08 degrees 17 minutes 52 seconds East, a distance of 326.00 feet; thence South 89 degrees 59 minutes 44 seconds East, a distance of 588.27 feet; thence South 89 degrees 59 minutes 52 seconds East, a distance of 635.09 feet; thence South 00 degrees 23 minutes 26 seconds East, a distance of 1,308.06 feet; thence South 00 degrees 39 minutes 20 seconds East, a distance of 1309.26 feet; thence North 89 degrees 45 minutes 51 seconds West, a distance of 1,679.86 feet; thence North 89 degrees 44 minutes 06 seconds West, a distance of 1,075.89 feet; thence South 88 degrees 33 minutes 39 seconds West, a distance of 1,136.30 feet; thence North 02 degrees 56 minutes 15 seconds West, a distance of 208.17 feet; thence South 86 degrees 38 minutes 11 seconds West, a distance of 208.61 feet; thence North 00 degrees 57 minutes 06 seconds West, a distance of 687.65 feet; thence North 01 degree 04 minutes 24 seconds West, a distance of 3,040.90 feet; thence South 87 degrees 44 minutes 20 seconds East, a distance of 954.30 feet; thence North 01 degree 54 minutes 37 seconds West, a distance of 106.33 feet; thence South 87 degrees 54 minutes 07 seconds East, a distance of 403.50 feet; thence North 05 degrees 22 minutes 20 seconds West, a distance of 157.61 feet; thence North 17 degrees 20 minutes 19 seconds East, a distance of 33.04 feet; thence North 23 degrees 30 minutes 44 seconds East, a distance of 95.01 feet; thence North 23 degrees 16 minutes 54 seconds East a distance of 18.53 feet; thence North 11 degrees 49 minutes 08 seconds East a distance of 26.27 feet; thence North 09 degrees 35 minutes 18 seconds West, a distance of 243.14 feet; thence North 09 degrees 16 minutes 26 seconds West, a distance of 126.57 feet; thence North 05 degrees 48 minutes 10 seconds West, a distance of 124.51 feet; thence North 06 degrees 35 minutes 32 seconds West, a distance of 201.97 feet; thence North 11 degrees 48 minutes 26 seconds West, a distance of 71.68 feet; thence North 00 degrees 43 minutes 42 seconds West, a distance of 55.96 feet to the POINT OF BEGINNING.

Less and Except any part of subject property lying within a road right of way.

Situated in Shelby County, Alabama

PARCEL II:

Commencing at a ROCK being the Northwest corner of Section 21, Township 19 South, Range 2 East, said point being the POINT OF BEGINNING; thence South 88 degrees 02 minutes 05 seconds East, a distance of 214.61 feet to 1/2" rebar; thence South 87 degrees 58 minutes 31 seconds East, a distance of 1136.21 feet to a 1/4" open top pipe being the Northeast corner of the Northwest Quarter of Section 21, Township 19 South, Range 2 East; thence South 2 degrees 40 minutes 56 seconds West, a distance of 658.30 feet to a 1/2" capped rebar; thence North 87 degrees 45 minutes 20 seconds West, a distance of 327.06 feet to a 1/2" capped rebar; thence South 02 degrees 05 minutes 29 seconds West, a distance of 30.07 feet to a 1/2" capped rebar; thence North 87 degrees 58 minutes 37 seconds West, a distance of 230.58 feet to a 1/2" capped rebar; thence North 1 degree 58 minutes 10 seconds East, a distance of 121.24 feet to a 1/2" capped rebar; thence North 88 degrees 00 minutes 05 seconds West, a distance of 180.04 feet to a 1/2" capped rebar; thence South 1 degrees 59 minutes 10 seconds West, a distance of 61.03 feet to a 1/2" capped rebar; thence North 88 degrees 03 minutes 18 seconds West, a distance of 63.10 feet to a 1/2" capped rebar; thence South 1 degree 59 minutes 10 seconds West, a distance of 60.00 feet to a 1/2" capped rebar; thence 87 degrees 54 minutes 35 seconds West, a distance of 140.03 feet to a 1/2" capped rebar; thence North 87 degrees 57 minutes 00 seconds West, a distance of 369.96 feet to a 1 1/2" open pipe on the easterly right of way line of Shelby County Road No. 83; thence North 19 degrees 43 minutes 50 seconds West along said road right of way line for a distance of 739.02 feet to a 1/2" capped rebar; thence South 88 degrees 00 minutes 05 seconds East, a distance of 241.49 feet to the POINT OF BEGINNING.

Less and except any part of subject property lying within a road right of way.

Situated in Shelby County, Alabama.

STATE OF ALABAMA

COUNTY OF JACKSON

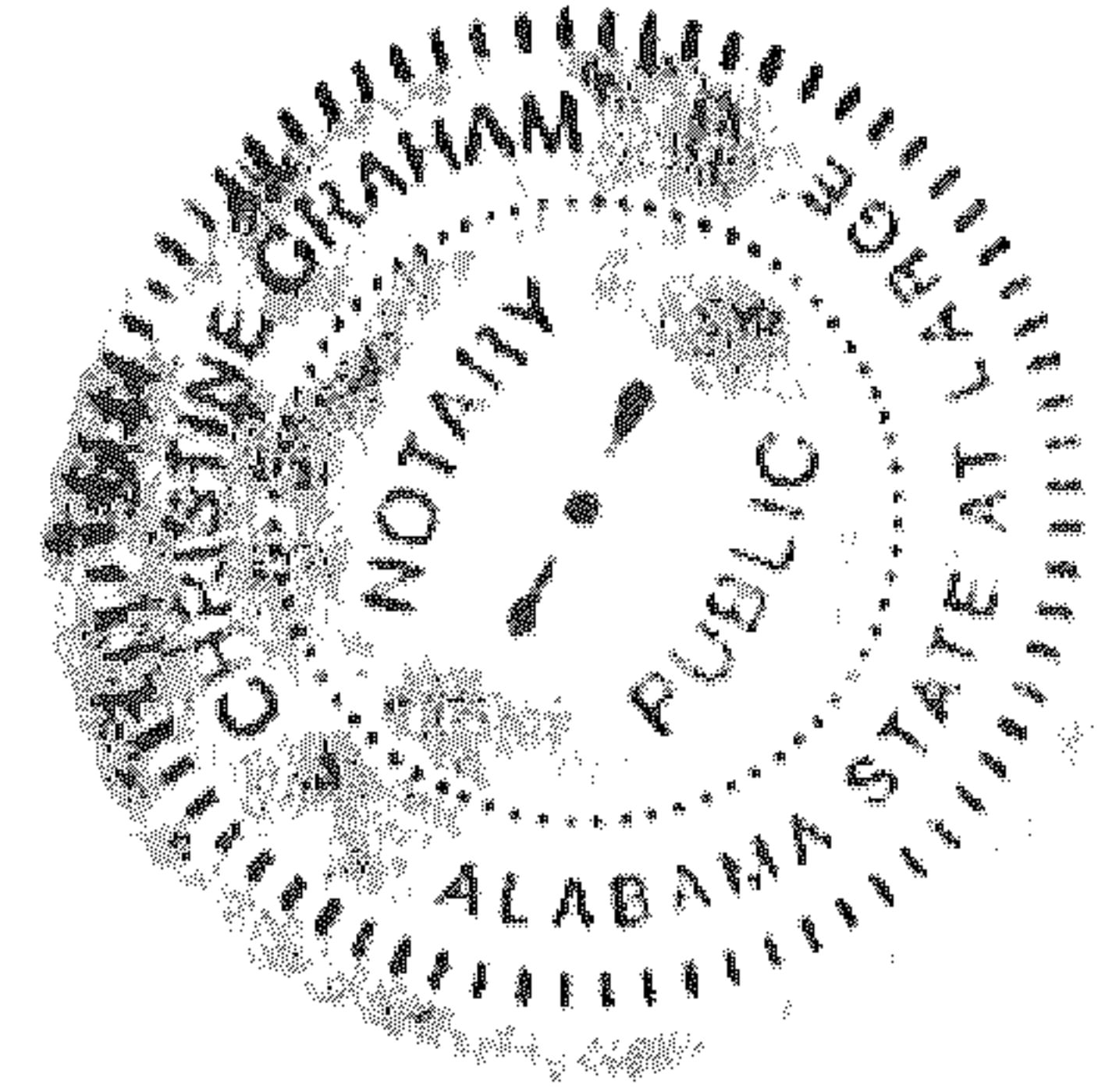
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **NANCY MARIE THILLE MCLOREN**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of December, 2020.

Christie Graham
Notary Public

My Commission Expires
March 8, 2021

This Instrument was Prepared By:
BRADFORD & HOLLIMAN LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464



Real Estate Sales Validation Form

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

Grantor's Name Nancy Marie Thille McLoren
 Mailing Address 1102 HWY 83
VINCENT AL 35178

Grantee's Name Nancy M. McLoren, Trustee
 Mailing Address of the Nancy M. McLoren Living Trust
1102 HWY 83
VINCENT AL 35178

Property Address
PARCEL #: 07 4 20 0 000 001.000
PARCEL #: 07 5 16 0 001 012.000
PARCEL #: 07 5 21 0 001 006.003


 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/25/2021 08:08:27 AM
 \$109.00 CHERRY
 30210125000038080

Amie S. Boyd

Date of Sale 12/23/2020
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$1,037,620.00

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 12/23/2020

Print Melanie B. Holliman

Unattested
 (verified by)

Sign Melanie Holliman
 (Grantor/Grantee/Owner/Agent) circle one