

THIS INSTRUMENT PREPARED BY
BRUNSON, BARNETT & SHERRER, P.C.
8020 PARKWAY, DRIVE
LEEDS, AL 35094


20210209000067780 1/5 \$44.00
Shelby Cnty Judge of Probate, AL
02/09/2021 01:31:39 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Thousand and No/100 (\$10,000.00) Dollars and other good and valuable consideration, to **JENNIFER RAE MCLAUGHLIN**, a married woman and the property and is **NOT** the homestead of the grantor or her spouse (hereinafter referred to as Grantor(s)) in hand paid by **RHONDA BELL**, a married woman (hereinafter referred to as Grantee(s)) the receipt whereof is hereby acknowledged, the Grantor does remise, release, and convey to the said Grantee, all of its right, title, interest, and claim in or to the following described real estate, lying and being in the County of SHELBY, State of Alabama, the address of which is **693 Hwy 480, Vandiver, AL 35176**, to-wit:

See Attached Exhibit "A"

SUBJECT TO:

- (1) Taxes for the year 2020, and subsequent years.
- (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- (3) Mineral and mining rights of record, if any.

INTENDING TO CONVEY INTEREST IN 2 ACRES OF THE PROPERTY AS IDENTIFIED IN PARCEL #04-1-11-0-001-021.001 AND INSTRUMENT 20140724000228160, SHELBY COUNTY, STATE OF ALABAMA.

SALE PRICE: TEN THOUSAND DOLLARS AND 00/100 (\$10,000.00)

TITLE DESCRIPTION PROVIDED BY BUYER - NOT SEARCHED

TO HAVE AND TO HOLD to the said **Rhonda Bell** her heirs and assigns forever.

IN WITNESS WHEREOF, the said **Jennifer Rae McLaughlin** has caused this Quit Claim Deed to be executed, on this the 11th day of January, 2021.

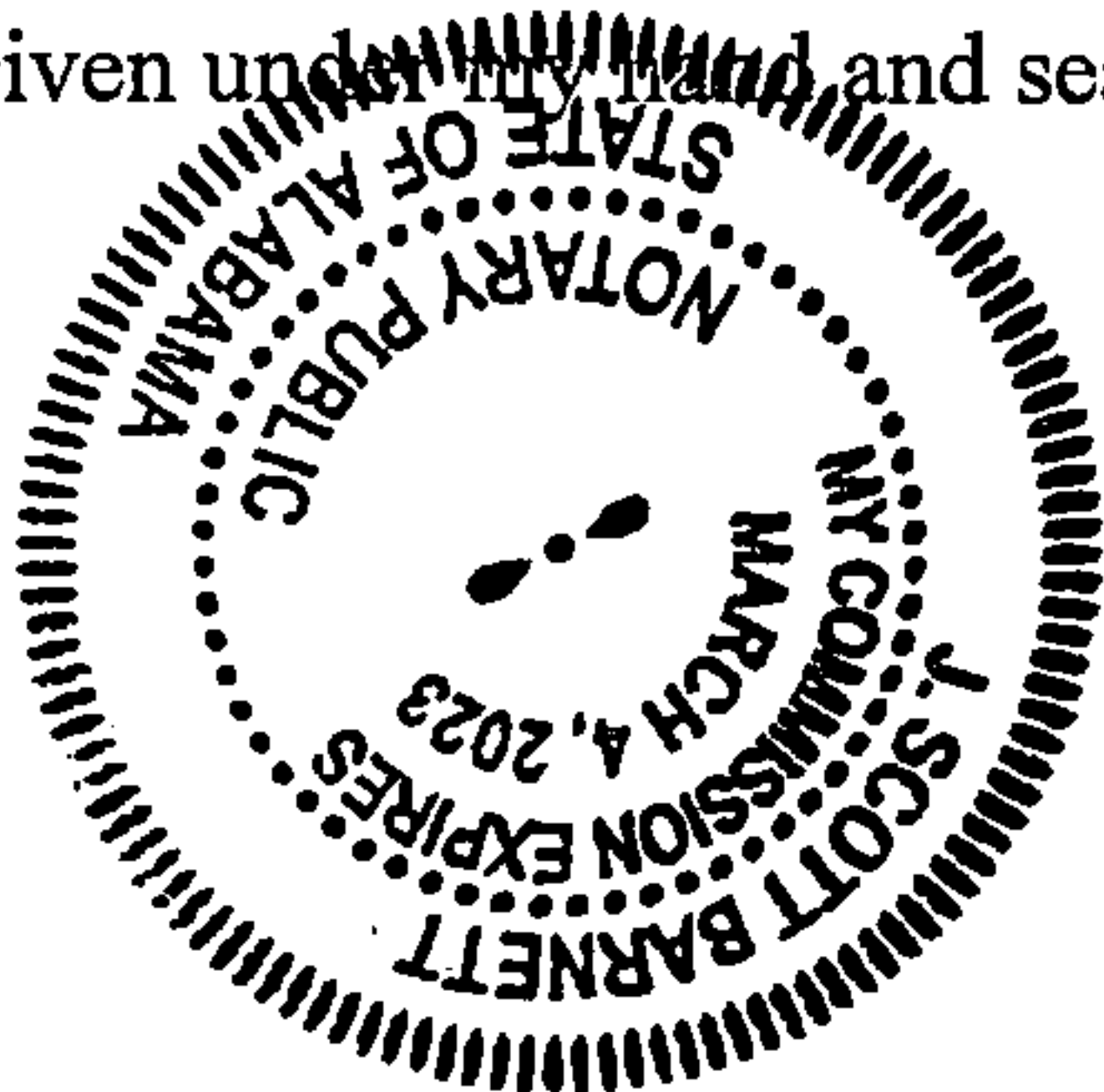
GRANTOR:

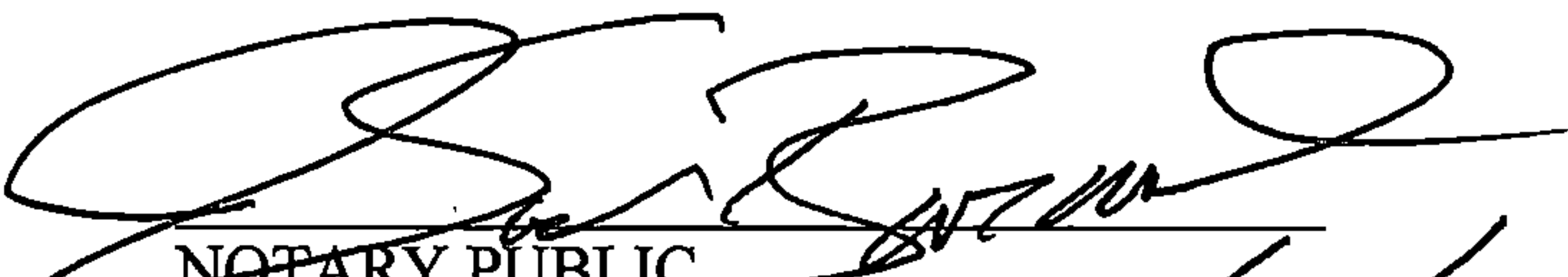

Jennifer Rae McLaughlin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Rae McLaughlin**, whose name is signed to the foregoing conveyance, in said capacity, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, with full authority to do so, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 11th day of January, 2021.




NOTARY PUBLIC
My Commission Expires: 03/04/2020

GRANTORS' ADDRESS:

308 12th Street
Pleasant Grove, AL 35127

PROPERTY ADDRESS:

693 Hwy 480
Vandiver, AL 35176

GRANTEE'S ADDRESS:

693 Hwy 480
Vandiver, AL 35176

SEND TAX NOTICE TO:

Rhonda Bell
693 Hwy 480
Vandiver, AL 35176

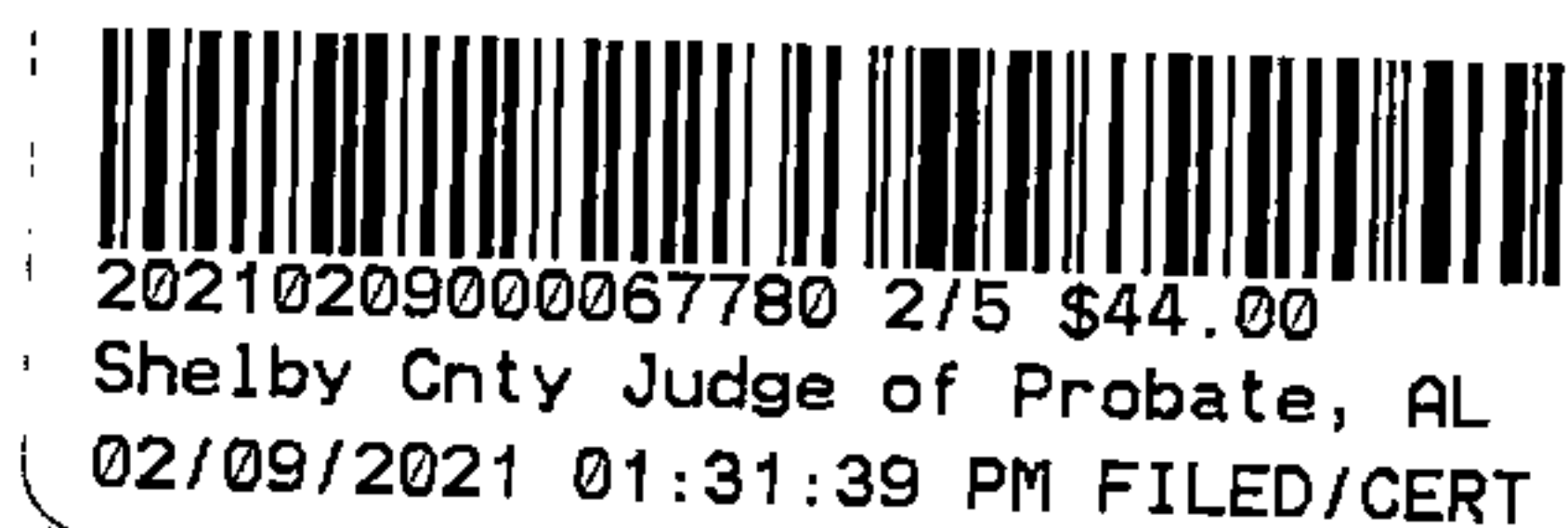


Exhibit "A"

LEGAL DESCRIPTION

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama; thence run West along the South line of the said Northeast 1/4 of the Northwest 1/4, a distance of 199.89 feet; thence turn a deflection angle of 89°44'42" to the right and run in a Northerly direction, a distance of 51.71 feet to the North Right-of-Way line of SHELBY COUNTY HIGHWAY #480; thence turn a deflection angle of 0°00'51" to the right and continue in a Northerly direction, a distance of 627.53 feet, to an existing 1/2" rebar (Harris); thence turn a deflection angle of 89°44'32" to the left and run in a Westerly direction, a distance of 488.87 feet to a 1/2" rebar being the POINT OF BEGINNING of the herein described 2.00 Acre Parcel; thence continue along the last name course, a distance of 448.40 feet to an existing 1/2" rebar (Harris); thence turn an interior angle of 89°45'36" to the left and run in a Northerly direction, a distance of 362.11 feet to a 1/2" rebar; thence turn an interior angle of 42°53'37" to the left and run in a Southeasterly direction, a distance of 209.03 feet to a 1/2" rebar; thence turn an interior angle of 166°46'12" to the left and run in a Southeasterly direction, a distance of 349.92 feet to the POINT OF BEGINNING with a closing interior angle of 60°34'35" to the left; said described Parcel containing 2.00 Acres, more or less.

SUBJECT TO A 20' INGRESS, EGRESS & UTILITY EASEMENT

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama; thence run West along the South line of the said Northeast 1/4 of the Northwest 1/4, a distance of 199.89 feet; thence turn a deflection angle of 89°44'42" to the right and run in a Northerly direction, a distance of 51.71 feet to the North Right-of-Way line of SHELBY COUNTY HIGHWAY #480; thence turn a deflection angle of 90°02'26" to the left and run in a Westerly direction along said North Right-of-Way line, a distance of 106.52 feet to the POINT OF BEGINNING of a 20' WIDE INGRESS, EGRESS & UTILITY EASEMENT, said Easement being 10 feet on each side of the following described centerline; thence turn a deflection angle of 86°50'53" to the right and run in a Northerly direction along said centerline, a distance of 52.42 feet; thence turn a deflection angle of 3°42'00" to the right and run in a Northerly direction along said centerline, a distance of 77.54 feet to the Point of Curvature of a non-tangent curve, concave to the west, having a radius of 811.11 feet a central angle of 12°34'28", and a chord of 177.65 feet, a deflection angle of 8°35'39" to the left to chord; thence North along said curve and along said centerline, a distance of 178.01 feet; thence turn a deflection angle from last described chord 9°07'35" to the left and run in a Northerly direction along said centerline, a distance of 73.24 feet to the Point of Curvature of a non-tangent curve, concave to the east, having a radius of 199.36 feet a central angle of 19°57'49", and a chord of 69.11 feet, a deflection angle to chord of 5°33'31" to the right; thence North along said curve and along said centerline, a distance of 69.46 feet; thence turn a deflection angle from last described chord 12°21'45" to the right and run in a Northerly direction along said centerline, a distance of 46.53 feet; thence turn a deflection angle of 6°11'19" to the left and run in a Northwesterly direction along said centerline, a distance of 40.50 feet; thence turn a deflection angle of 9°45'46" to the left and run in a Northwesterly direction along said centerline, a distance of 36.54 feet; thence turn a deflection angle of 4°01'41" to the left and run in a Northwesterly direction along said centerline, a distance of 50.06 feet; thence turn a deflection angle of 5°11'03" to the left and run in a Northwesterly direction along said centerline, a distance of 17.38 feet to the POINT OF ENDING of the herein described 20' WIDE INGRESS, EGRESS & UTILITY EASEMENT.


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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 Jennifer Rae McLaughlin
Mailing Address 308 12th Street
Pleasant Grove, AL 35127

Grantee's Name Rhonda Bell
Mailing Address 493 Hwy 480
Vandiver, AL 35176

Property Address 693 Hwy 480
Vandiver, AL 35176

Date of Sale 08/03/2018
Total Purchase Price \$ 10,000.00

Shelby County, AL 02/09/2021
State of Alabama
Deed Tax: \$10.00

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
☐ Closing Statement

☐ Appraisal
☐ Other


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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 01/13/2021

Print J. Scott Barnett

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1