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05/26/2021 03:34:06 PM
QCDEED 1/5

RECORDING REQUESTED BY:

SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842

PREPARED BY:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

SEND TAX MESSAGE TO:

CAITLIN KIRKPATRICK
153 BULLDOG LANE
COLUMBIANA, AL 35051

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 14 day of May, 2021, by first party **CAITLIN KIRKPATRICK, FOMERLY KNOWN AS CAITLIN S. STOVALL, HIS , HER OR THEIR HEIRS AND ASSIGNS FOREVER** whose mailing address is 153 BULLDOG LANE, COLUMBIANA, AL 35051 to second party, **CAITLIN KIRKPATRICK, A MARRIED PERSON** whose mailing address is 153 BULLDOG LANE, COLUMBIANA, AL 35051.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of COLUMBIANA, County of SHELBY, State of ALABAMA to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF RECITAL

APN: 29 3 05 0 000 002.002, 29 3 05 0 000 002.003, 29 3

Property Address: 153 BULLDOG LANE, COLUMBIANA, AL 35051

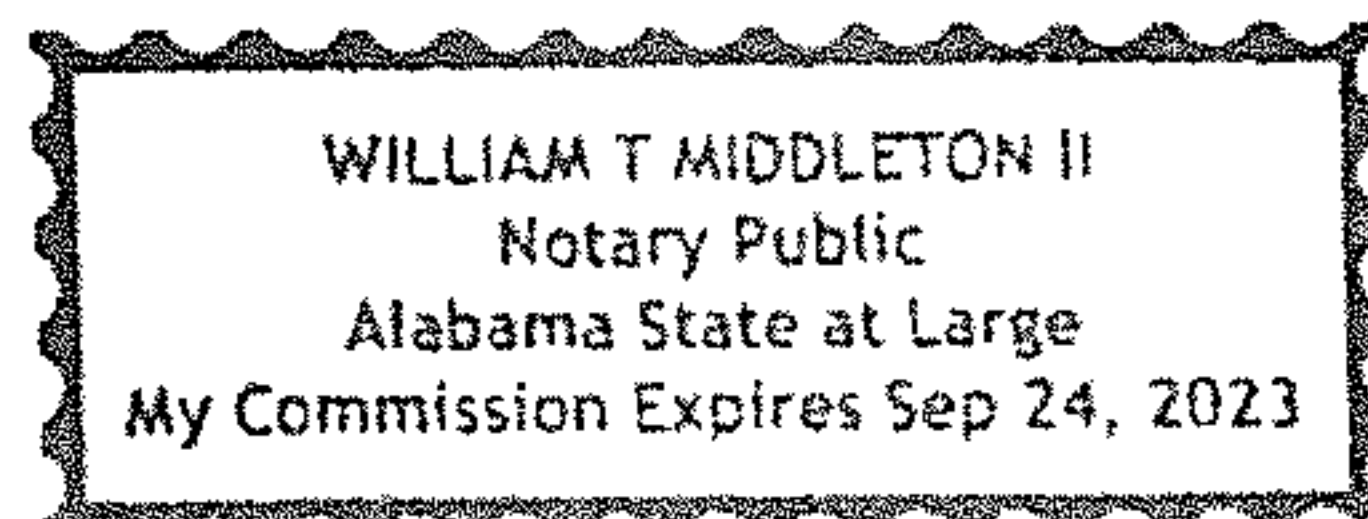
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Caitlin Kirkpatrick
F/K/A Caitlin Stovall

CAITLIN KIRKPATRICK
F/K/A CAITLIN S. STOVALL

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, William T. Middleton II, a Notary Public, hereby certify that **CAITLIN KIRKPATRICK, F/K/A CAITLIN S. STOVALL**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 14 day of May, 2021.



[Signature]
Notary Public **William T. Middleton II**

Exhibit "A"
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COLUMBIANA, COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 01 MINUTE 26 SECONDS WEST A DISTANCE OF 135.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS WEST A DISTANCE OF 160.77 FEET; THENCE SOUTH 01 DEGREES 01 MINUTE 26 SECONDS EAST A DISTANCE OF 135.00 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 34 SECONDS EAST A DISTANCE OF 160.77 FEET TO THE POINT OF BEGINNING.

15' INGRESS, EGRESS AND UTILITY EASEMENT: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCE OF 660.00 FEET; THENCE NORTH 01 DEGREE 01 MINUTES 26 SECONDS WEST A DISTANCE OF 135.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS WEST A DISTANCE OF 151.71 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 15' INGRESS. EGRESS AND UTILITY CASEMENT LYING 7.5 FEET TO EITHER SIDE AND PARALLEL TO DESCRIBED CENTERLINE; THENCE NORTH 00 DEGREES 51 MINUTES 17 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 33.66 FEET; THENCE NORTH 04 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 128.28 FEET; THENCE NORTH 01 DEGREE 20 MINUTES 19 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 246.06 FEET; THENCE NORTH 12 DEGREES 41 MINUTES 28 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 89.42 FEET; THENCE NORTH 06 DEGREES 12 MINUTES 53 SECONDS ALONG SAID CENTERLINE A DISTANCE OF 54.57 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HWY. 25 AND THE END OF SAID CENTERLINE.

PARCEL II:

COMMENCE AT THE NE CORNER OF SECTION 5, TOWNSHIP 22, RANGE 1 WEST, AND RUN WEST ALONG THE NORTH LINE OF SAID SECTION 820 FEET TO A POINT; THENCE TURN TO THE LEFT AND RUN SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 240 FEET TO THE POINT OF BEGINNING; THENCE TURN TO THE LEFT AND RUN SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 240 FEET TO THE POINT OF BEGINNING; THENCE TURN TO THE RIGHT AND RUN IN A WESTERLY DIRECTION PARALLEL WITH THE NORTH LINE OF SAID SECTION 105 FEET; THENCE TURN TO THE LEFT AND RUN IN A SOUTHERLY DIRECTION PARALLEL WITH THE EAST LINE OF SAID SECTION 420 FEET TO A POINT; THENCE TURN TO THE LEFT AND RUN IN AN EASTERLY DIRECTION PARALLEL WITH THE NORTH LINE OF SAID SECTION 105 FEET TO A POINT; THENCE TURN TO THE LEFT AND RUN IN A NORTHERLY DIRECTION PARALLEL WITH THE EAST LINE OF SAID SECTION 420 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; SAID PROPERTY BEING THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 1 WEST. SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL III:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 660.00 FEET; THENCE NORTH 01 DEGREE 01 MINUTE 26 SECONDS WEST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 136.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 160.77 FEET; THENCE SOUTH 01 DEGREE 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 136.00 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE OF 160.77 FEET TO THE POINT OF BEGINNING.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2021 03:34:06 PM
\$35.00 JOANN
20210526000259240

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Caitlin S. Stovall
Mailing Address 153 Bulldog Lane
Columbiana, AL 35051

Grantee's Name Caitlin Kirkpatrick
Mailing Address 153 Bulldog Lane
Columbiana, AL 35051

Property Address 153 Bulldog Lane
Columbiana, AL 35051

Date of Sale 5/14/21
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 115,330

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 Assessed Value

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 5/26/21

Print Dan Madden

☐ Unattested

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one