



20210728000364720 1/5 \$281.00
Shelby Cnty Judge of Probate, AL
07/28/2021 01:23:04 PM FILED/CERT

Send Tax Notice to:

Hub and Kathryn Harrington
291 Valley View Lane
Indian Springs Village, AL 35124

THIS INSTRUMENT
PREPARED BY:

HUB HARRINGTON
291 VALLEY VIEW LANE
INDIAN SPRINGS, AL 35124

QUITCLAIM DEED

State of Alabama

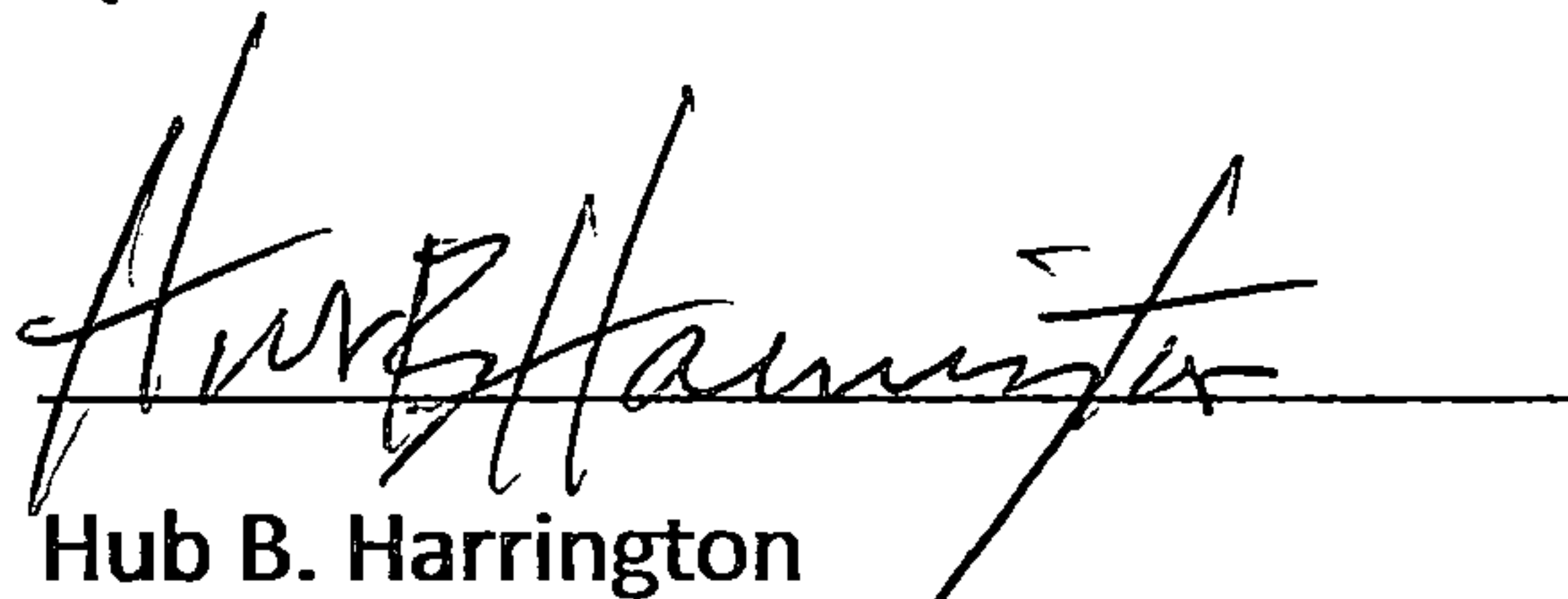
County of Shelby

KNOW ALL MEN BY THESE PRESENTS THAT;

For and in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Hub B. Harrington, Kathryn S. Harrington and Michael B. Harrington (hereinafter GRANTORS) do hereby remise, release, grant, transfer, sell and convey to Hub B. Harrington and Kathryn S. Harrington, a married couple, as joint tenants with right of survivorship (hereinafter GRANTEES) all of the GRANTORS' right, title, interest and claim in the real estate located at 291 Valley View Lane, Indian Springs Village, Shelby County Alabama 35124-3639, and more particularly described in the deed recorded in the Office of the Judge of Probate for Shelby County Alabama on 5/03/2004, instrument number 20040503000228320. *SEE EXHIBIT A*

TO HAVE AND TO HOLD to the said GRANTEES and the GRANTEES' heirs, successors and assigns forever.

In witness thereof, the GRANTORS have executed, signed and sealed this QUITCLAIM DEED on the dates shown below.

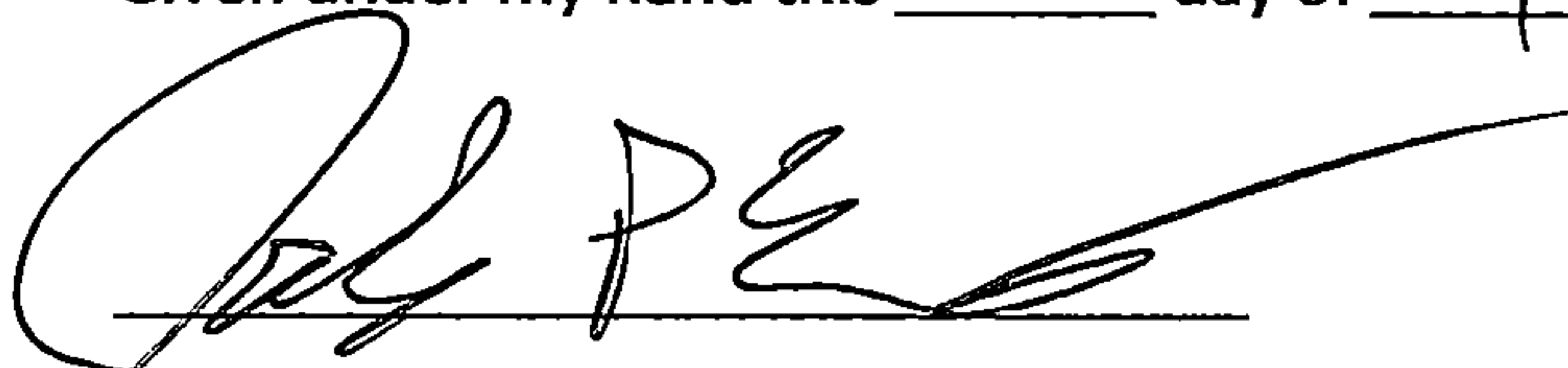

Hub B. Harrington

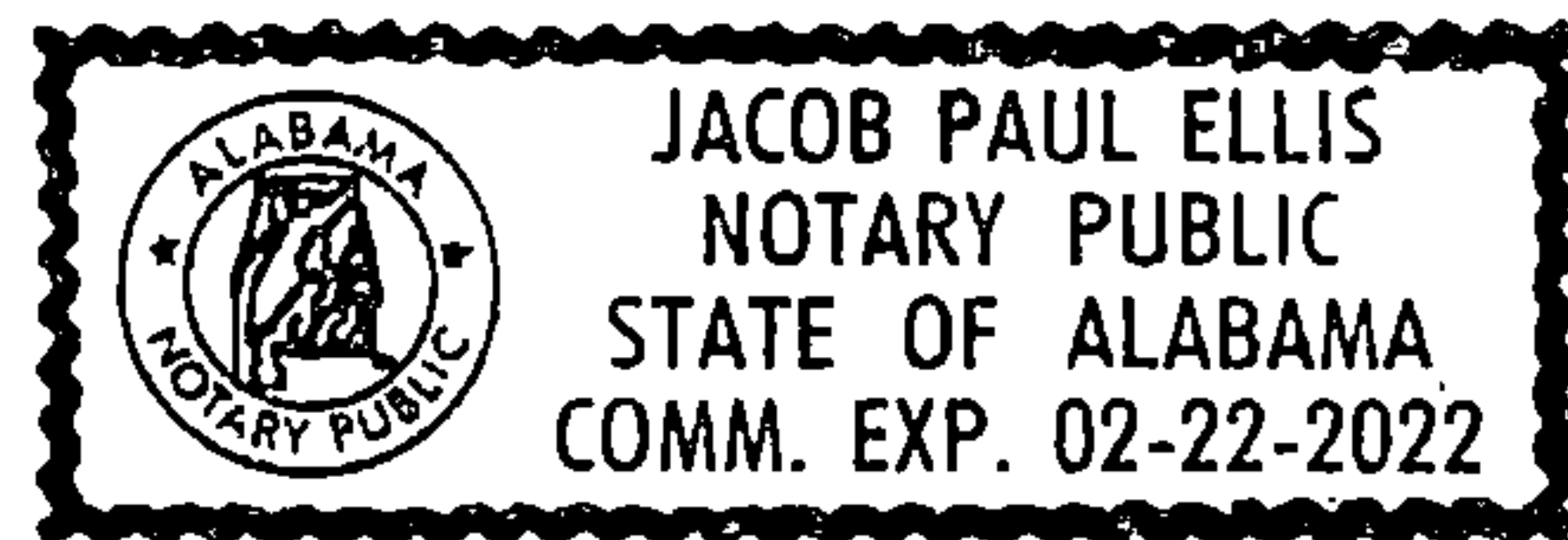
July 20, 2021
Date

Shelby County, AL 07/28/2021
State of Alabama
Deed Tax:\$246.00

I, Jacob P. Ellis, a Notary Public in and for said County and State, hereby certify that Hub B. Harrington, having signed this QUITCLAIM DEED, and being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the said GRANTOR has executed this QUITCLAIM DEED voluntarily and with lawful authority.

Given under my hand this 20 day of July, 2021.


Notary Public for the State of Alabama




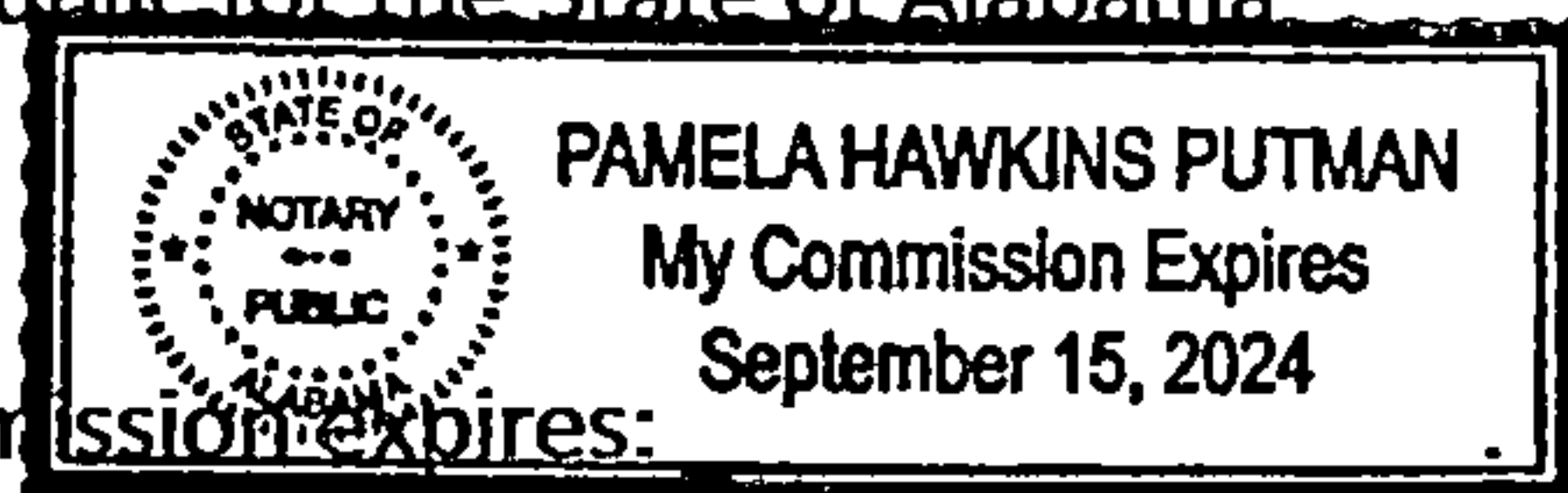
MY commission expires: 02/22/2022

Kathryn S. Harrington 7-21, 2021
Kathryn S. Harrington Date

I, Pamela Hawkins Putman, a Notary Public in and for said County and State, hereby certify that Kathryn S. Harrington, having signed this QUITCLAIM DEED, and being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the said GRANTOR has executed this QUITCLAIM DEED voluntarily and with lawful authority.

Given under my hand this 21 day of July, 2021.


Notary Public for the State of Alabama



MY commission expires:

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Michael B. Harrington 7/21, 2021

Michael B. Harrington

Date

Pamela Hawkins Putman a Notary Public in and for said County and State, hereby certify that Michael B. Harrington, having signed this QUITCLAIM DEED, and being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the said GRANTOR has executed this QUITCLAIM DEED voluntarily and with lawful authority.

Given under my hand this 21 day of July, 2021.

Pamela Hawkins Putman

Notary Public for the State of Alabama

MY commission expires:

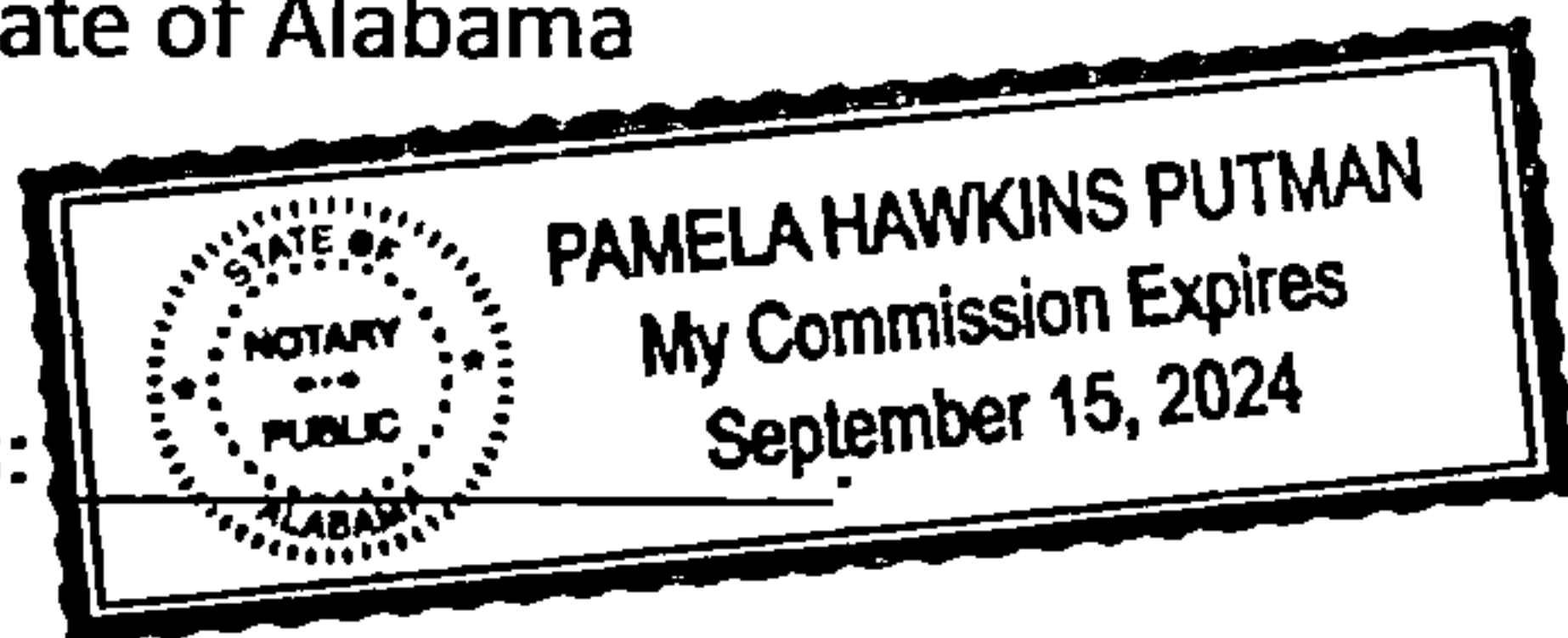



Exhibit "A"


20210728000364720 4/5 \$281.00
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Begin at the Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West; thence run Northerly along the East boundary line of said Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, for 660 feet; thence turn an angle of 87 degrees 29 ½ minutes to the left and run Westerly 250.77 feet; thence turn an angle of 92 degrees 30 ½ minutes to the left and run Southerly 660 feet to a point on the South boundary line of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West; thence run Easterly along the South boundary line of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, for 250.77 feet to the point of beginning.

This land being a part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama.

ALSO, THE FOLLOWING PARCEL:

A parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a one-half inch open top iron found locally accepted to be the Southeast corner of said Quarter-Quarter Section; thence run in a Northerly direction along the east line of said Quarter-Quarter Section for a distance of 659.26 feet; thence turn an angle to the left 87 degrees 29 minutes 54 seconds and run in a Westerly direction for a distance of 250.18 feet to a one-half inch open top iron found at the point of beginning; thence turn an angle to the left of 92 degrees 30 minutes 49 seconds and run in a Southerly direction for a distance of 224.50 feet to an iron pin set; thence turn an angle to the right of 92 degrees 30 minutes 49 seconds and run in a Westerly direction parallel to the North line of said Quarter-Quarter Section for a distance of 250.74 feet to an iron pin; thence run an angle to the right of 87 degrees 27 minutes 37 seconds and run in a Northerly direction for a distance of 224.50 feet to a bolt; thence turn an angle to the right of 92 degrees 32 minutes 23 seconds and run in an Easterly direction for a distance of 250.84 feet to the point of beginning.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name HUB, KATHRYN MICHAEL HARRINGTON
Mailing Address 291 VALLEY VIEW LANE
INDIAN SPRINGS AL 35124

Grantee's Name HUB & KATHRYN HARRINGTON
Mailing Address 291 VALLEY VIEW LANE
INDIAN SPRINGS AL 35124

Property Address 291 VALLEY VIEW LANE
INDIAN SPRINGS, AL 35124

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 736,560.00

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 13 245,520.00
☐ 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 7/28/21

Unattested

(verified by)

Print

Sign

HUB B HARRINGTON

HUB B Harrington

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

