

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

3184 Smokey Rd
Alabaster AL 35007

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

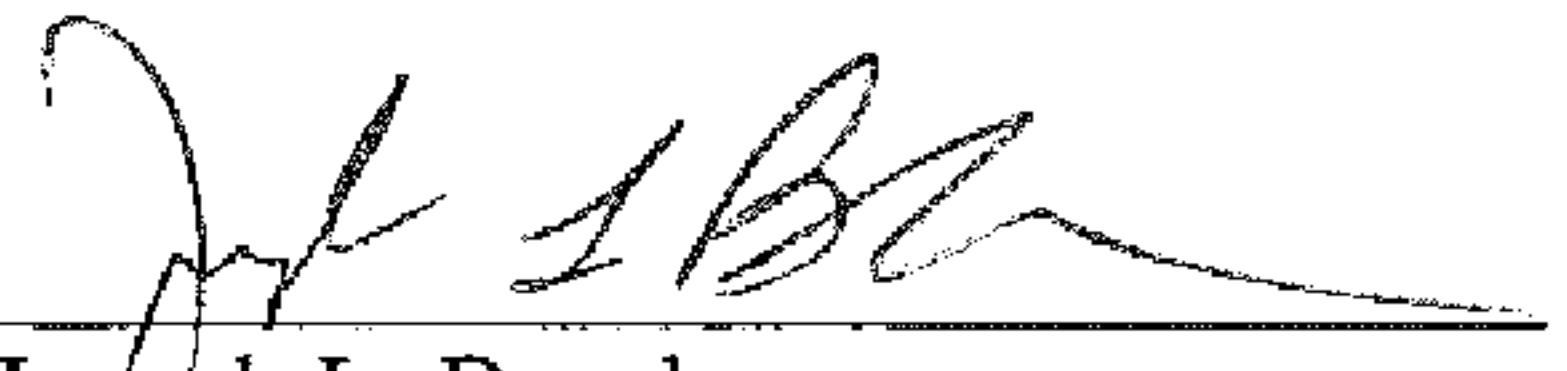
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Joseph L. Brooks and wife, Heather B. Brooks**, hereby remises, releases, quit claims, grants, sells, and conveys to **Lloyd E. Davenport and Anita O. Davenport** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

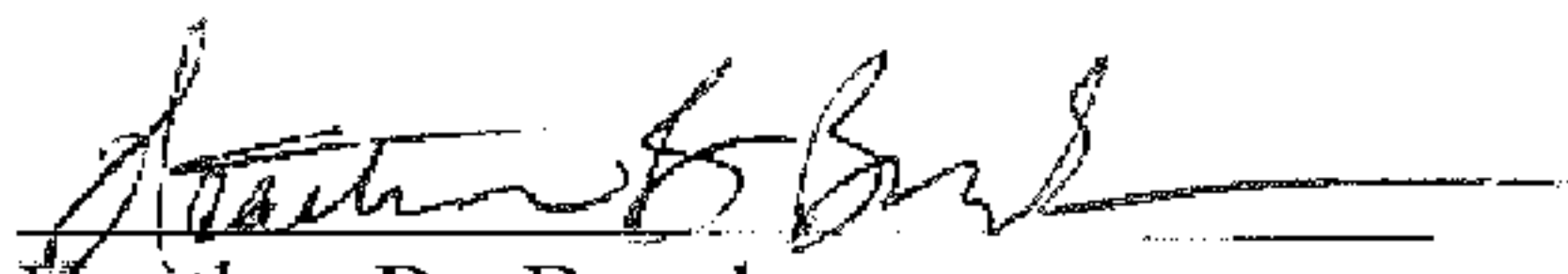
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 28 day of February, 2022.

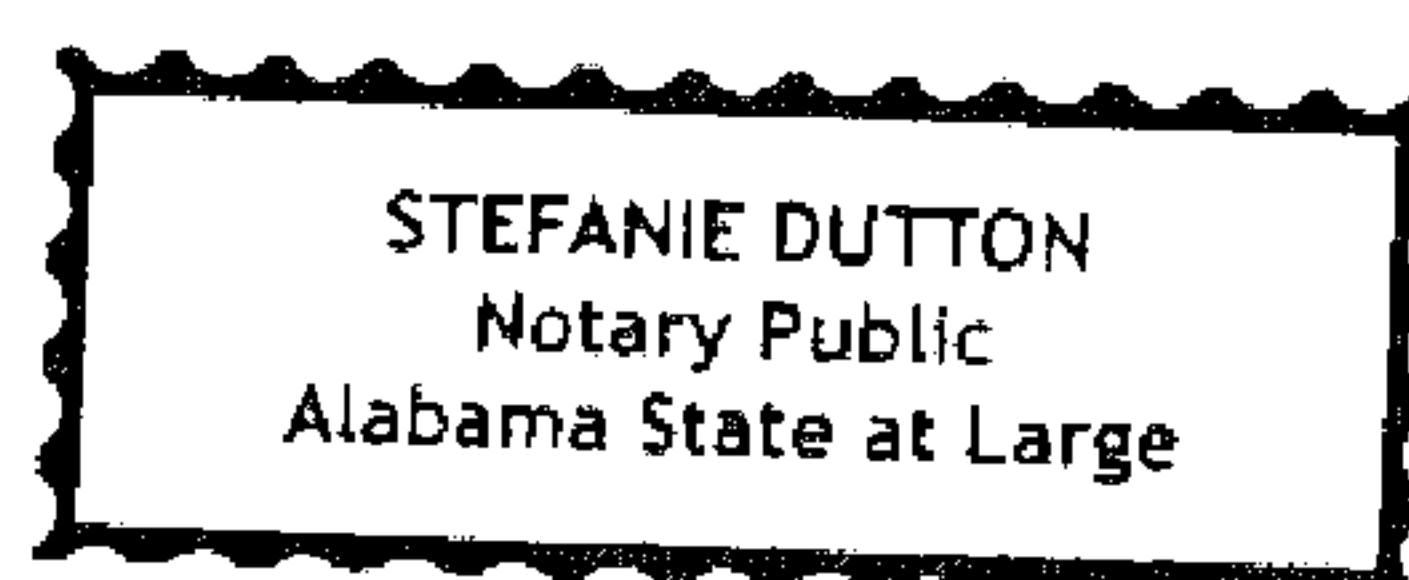

Joseph L. Brooks


Heather B. Brooks

STATE OF ALABAMA
COUNTY OF SHELBY

I, Stefanie Dutton, a Notary Public in and for said County, in said State, hereby certify that **Joseph L. Brooks and Heather B. Brooks** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2022.




Notary Public
My Commission Expires: May 20, 2024

My Commission Expires
May 20, 2024

EXHIBIT A
LEGAL DESCRIPTION

Parcel 2

ALL THAT PART OF SW1/4 OF THE SE1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA THAT LIES SOUTH AND EAST OF THE OLD STAGECOACH ROAD AND WEST OF SHELBY COUNTY HIGHWAY NO. 12 (SMOKEY ROAD) AND ALL OF THE NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA THAT LIES SOUTH OF THE OLD STAGECOACH ROAD AND NORTH OF SHELBY COUNTY HIGHWAY NO. 24. more particularly described as follows:

Beginning at the southwest corner of the southwest quarter of the southeast quarter of Section 25, Township 21 south, Range 3 west, Shelby County, Alabama and run thence easterly along the south line of said quarter quarter a distance of 626.69' to a steel rebar corner on the west right of way line of Shelby County Highway No. 12 (Smokey Road) in a curve to the right; Thence turn 130 degrees 07 minutes 14 seconds left to chord and run northwesterly along the chord of said curve a chord distance of 221.93' to the P.T. (End of curve); Thence turn 03 degrees 29 minutes 32 seconds right from chord and continue northwesterly along said right of way of said Highway 12 a distance of 416.08' to a steel rebar corner on the south margin of the old Stagecoach Road; Thence turn 96 degrees 47 minutes 10 seconds left and run southwesterly along the south margin of the old Stagecoach Road a distance of 145.62' to a point; Thence turn 16 degrees 18 minutes 45 seconds right and continue along said margin of said road 232.62' to a point; Thence turn 07 degrees 14 minutes 05 seconds right and continue along said margin of said road 184.61' to a point; Thence turn 25 degrees 46 minutes 02 seconds left and continue along said margin of said road 35.11' to a point; Thence turn 33 degrees 29 minutes 38 seconds left and continue along said margin of said road 25.81' to a point; Thence turn 10 degrees 36 minutes 07 seconds left and continue along said margin of said road 100.82' to a point; Thence turn 22 degrees 23 minutes 12 seconds right and continue along said margin of said road 68.19' to a point; Thence turn 30 degrees 31 minutes 58 seconds right and continue along said margin of said road 74.40' to a point; Thence turn 19 degrees 21 minutes 12 seconds right and continue along said margin of said road a distance of 258.69' to a steel rebar corner on the easterly right of way line of a Gas Line Pipeline Company Easement; Thence turn 76 degrees 07 minutes 25 seconds left and run southerly along the said east line of said easement 954.68' to a steel rebar corner of the northerly right of way line of Shelby County Highway No. 24 in a curve to the right; Thence turn 128 degrees 26 minutes 13 seconds left to chord and run northeasterly along the chord of said highway curve a chord distance of 505.70' to the P.T. of said curve; Thence turn 05 degrees 32 minutes 37 seconds right from chord and continue northeasterly along said northerly right of way line of said Highway No. 24 a distance of 267.82' to a steel rebar corner on the east line of the northeast quarter of the northwest quarter of Section 36, Township 21 south, Range 3 west; Thence turn 57 degrees 20 minutes 39 seconds left and run northerly along said quarter-quarter line a distance of 557.91' to the point of beginning, containing 17.16 acres. Property is subject to any and all easements, agreements, restrictions and/ or limitations of probated record and/ or applicable law.

According to my survey of April 17, 1998



Joseph E. Conn, Jr Alabama Registered No. # 9049



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/10/2022 11:45:21 AM
 \$28.50 JOANN
 20220310000100210

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Joseph Brooks
 Mailing Address 108 Saddle Lake Dr
Alabaster AL
35007

Grantee's Name Lloyd Davenport
 Mailing Address 3184 Smokey Rd
Alabaster AL 35007

Property Address Vacant
Alabaster

Date of Sale 2/28/22
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 500.00

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 to clear
☒ Other Boundary line

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 _____

Print Mike T. Atchison

Unattested _____

(verified by)

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1