



20220408000145730 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
04/08/2022 10:43:43 AM FILED/CERT

This Instrument Was Prepared By:
J.D. Terry of Bains & Terry
1813 Third Avenue North
Bessemer, AL 35020

Send Tax Notice To:

Jane Rosser
3837 S. Shades Crest Road
Birmingham, AL 35244

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, to the undersigned Grantor(s), in hand paid by the Grantee(s), the receipt of which is hereby acknowledged and otherwise in accordance with the Last Will and Testament of Merle L. Farrington, deceased, and the Letters of Testamentary issued to the Grantor(s) herein by the Probate Court of Jefferson County, Bessemer Division, in the *Estate of Merle L. Farrington, deceased* (Case No. 44256), **KATHY A. FARRINGTON** (previously known as Kathy Farrington Jones), a widow and single women, and **JANE F. ROSSER**, a married women, as personal representatives of the *Estate of Merle L. Farrington, deceased* (hereinafter, Grantor(s)), we do remise, release, quit claim and convey to the said Grantees, **KATHY A. FARRINGTON**, a single women, and **JANE F. ROSSER**, a married women, as tenants in common, all of our right, title and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See, Exhibit "A"

SUBJECT TO all easements, restrictions, reservations, covenants, instruments and liens of record, any mineral and/or mining rights, ad valorem taxes for current and past years, and any other limitations of record.

NOTE: This Quit Claim Deed is made from information provided by the Grantors and Grantees herein, and otherwise contained in that Deed recorded June 16, 1982 in the Probate Court of Shelby County, Alabama, at Real Book 340, Page 321, "less and except" the property set forth in that Deed recorded March 23, 2005 as Instrument No. 20050323000130890. Further, note that the *Estate of Merle L. Farrington, deceased* (Jefferson County Probate Case No. 44256), including the Last Will and Testament admitted by Order of the Court on November 4, 2010, are found in said Probate Court, recorded under Book JU 505, Page 816 to JU 505, Page 826. No title search has been performed by the preparer of this conveyance and none requested by the Grantors or Grantees herein and, as such, the preparer hereof makes no representations concerning the condition of title nor any other representations as to this property. The above property does not constitute the homestead of either of the Grantors herein.

TO HAVE AND TO HOLD unto said Grantees, as tenants in common, and to their heirs and assigns forever.

Given under my hand on this, the 10th day of March, 2022.

Kathy Farrington
KATHY FARRINGTON

Jane F. Rosser
JANE F. ROSSER

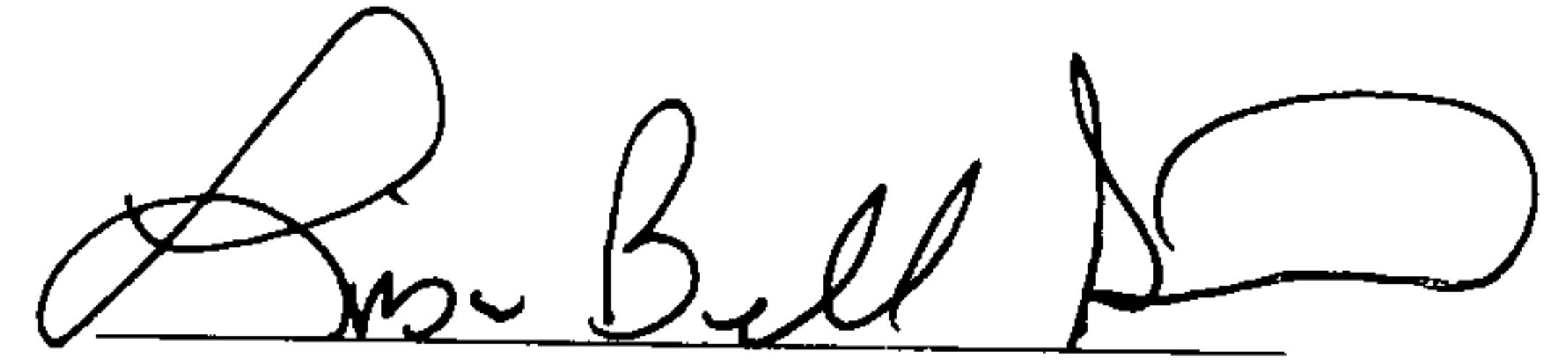


20220408000145730 2/4 \$34.00
Shelby Cnty Judge of Probate, AL
04/08/2022 10:43:43 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHY FARRINGTON, whose name is signed to the above and foregoing conveyance and who is known to me, acknowledged before me on this day that she, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 9th day of March, 2022


Notary Public

My commission expires: 12/15/24

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANE F. ROSSER, whose name is signed to the above and foregoing conveyance and who is known to me, acknowledged before me on this day that she, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 10th day of March, 2022.


Notary Public

My commission expires: 12/15/24



20220408000145730 3/4 \$34.00
Shelby Cnty Judge of Probate, AL
04/08/2022 10:43:43 AM FILED/CERT

EXHIBIT A

A part of the NW1/4 of Section 9, Township 22 South, Range 3 West, more particularly described as follows: Commence at the NW corner of said Section 9 and run thence in a Southerly direction along the western boundary of said NW $\frac{1}{4}$ a distance of 641-68 feet to the point of beginning of eh property herein described, which said pint is the SW corner of the property described next above which is being willed to my son Lenard Lawley; thence turn to the left an angle of 87 deg. 57' and run in an easterly direction distance of 2,634.1 feet along the southern boundary of the property above willed to Leonard Lawley to a point on the eastern boundary of said NW $\frac{1}{4}$; thence turn to the right and run in a southerly direction along the eastern boundary of said NW $\frac{1}{4}$ a distance of 311.67 feet to a point; thence turn to 2,632.9 feet to a pint on the western boundary of said NW $\frac{1}{4}$ which said pint is 311.68 feet south of the pint of beginning and located on the said western boundary of said NW $\frac{1}{4}$ thence turn to the right and run in a northerly direction along the western boundary of said NW $\frac{1}{4}$ a distance of 311.68/ feet to pint of beginning.

LESS AND EXCEPT

Commence at the Northwest corner of Section 9, Township 22 South, Range 3 West; thence south 00 degrees 00'27" East, a distance of 641.98 feet to a pint, said pint being the point of beginning, thence South 87 degrees 59' 29" East, a distance of 2,579.17 feet to a pint on the West right of way line of a public road (Shelby County Highway 15.80 feet right of way); thence South 06 degrees 34'47" West, along said westerly right of way line of said public road a distance of 167.66 feet; thence North 88 degrees 05'57" West, leaving said right of way a distance of 2,559.80 feet; thence North 00 degrees 00'21" East, a distance of 172.05 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Merle L. Farrington
Mailing Address 826 Woodridge Rd
Bessemer, AL
35022

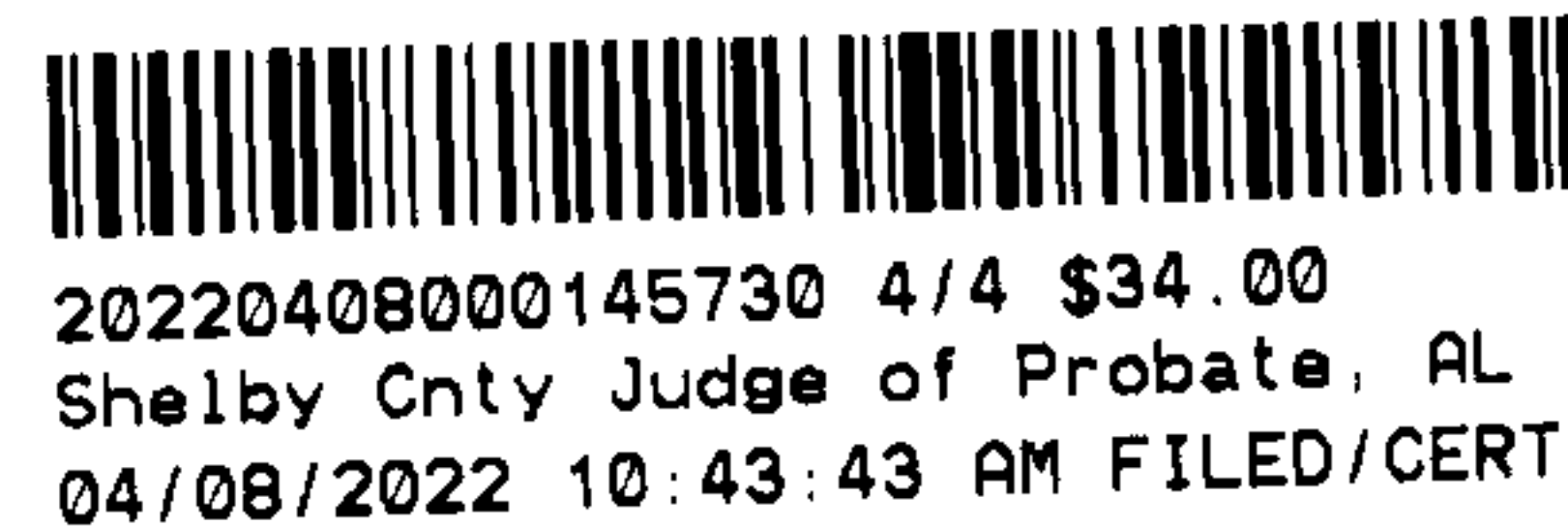
Property Address No address

Grantee's Name Jane Rosser
Mailing Address 3837 S. Shades Crest Rd
Birmingham, AL 35244
and Kathy Farrington
826 Woodridge Road
Bessemer, AL 35022

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 253,680⁰⁰



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 per will

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 4-8-2022

Print Jane Rosser

Unattested

(verified by)

Sign

Jane Rosser

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1