


This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED


20231218000362830 1/7 \$58.00
Shelby Cnty Judge of Probate, AL
12/18/2023 12:09:43 PM FILED/CERT

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
<u>THE STINSON MUSIC TRUST</u>	<u>Same</u>	<u>33 1 12 4 001 015.000</u>
<u>P.O. Box 120456</u>		
<u>Nashville, TN 37212</u>		

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Dollars and NO/100 (\$18,000.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **HARRY EDWARD STINSON** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Shelby County, Alabama, which is described below, unto **the Trustees of the STINSON MUSIC TRUST**, and their successors, heirs and assigns. The real estate is described as follows:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

Together with right of ingress, egress, and installation of utilities over, along, and across, the Ingress, Egress, and Boat Access Easement described on Exhibit "B" attached hereto.

Subject to the right of others holding legal right to use thereof over, along, and across the Ingress, Egress and Boat Access Easement shown on said Exhibit "B", and the right of others holding legal right of ingress and egress over and across a strip of land fifteen feet wide in uniform width over the North fifteen feet of the above property described on Exhibit "A" attached hereto.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

Shelby County, AL 12/18/2023
State of Alabama
Deed Tax: \$18.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

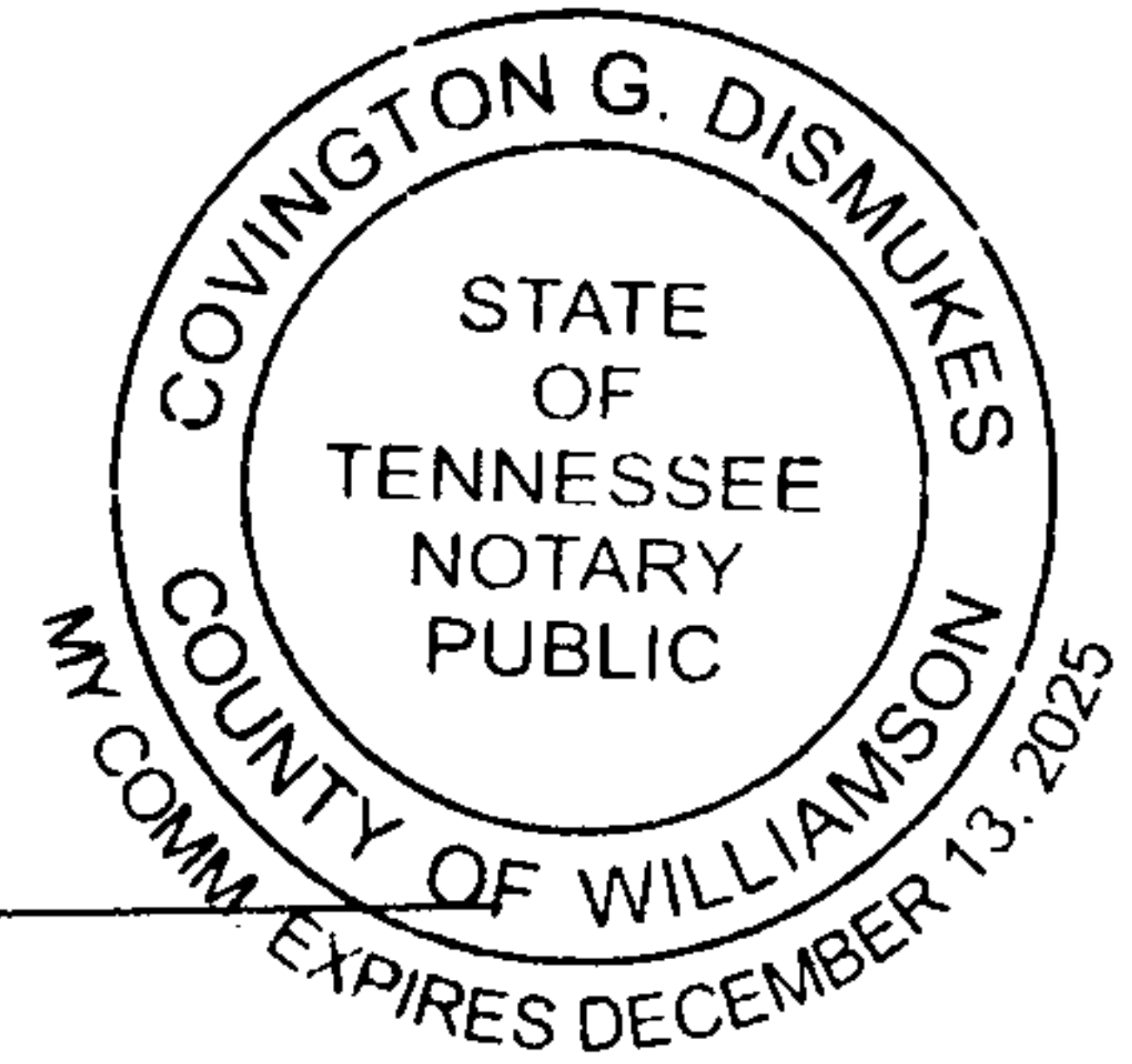
20231218000362830 2/7 \$58.00
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Subscribed and sworn to before me this the 14th day of November, 2023.

Harry E. Stinson
Affiant

Covington G. Dismukes
Notary Public

My Commission Expires: _____



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 14th day of November, 2023.

Harry Edward Stinson
HARRY EDWARD STINSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harry Edward Stinson**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of November, 2023.

Covington G. Dismukes
Notary Public

My Commission Expires: _____



EXHIBIT "A"

LEGAL DESCRIPTION PARCEL A



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A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING A REVISION TO THE LAND DESCRIBED IN A DEED TO THE MYRA STINSON VICKERY REVOCABLE LIVING TRUST, RECORDED IN REAL BOOK 360 AT PAGE 550, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1" PIPE, FOUND AND BEING USED AS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE N 02°05'21" W, ALONG A LINE BEING USED AS THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 467.21 FEET TO A 1/2" REBAR, WITH A CAP STAMPED "SHIFLETT", FOUND, ON THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY 432;

THENCE N 52°02'58" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.50 FEET TO A POINT;

THENCE N 53°19'19" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 9.26 FEET TO A POINT IN THE CENTER OF AN EXISTING EASEMENT;

THENCE N 02°08'37" W, ALONG THE CENTER OF SAID EASEMENT, A DISTANCE OF 364.65 FEET TO A POINT, IN THE CENTER OF AN EXISTING EASEMENT;

THENCE N 01°52'42" W, ALONG SAID EASEMENT, A DISTANCE OF 147.66 FEET TO THE POINT OF BEGINNING;

THENCE N 88°02'27" E, ALONG THE NORTH EDGE OF AN EXISTING EASEMENT, A DISTANCE OF 117.80 FEET TO A 3/4" PIPE, FOUND;

THENCE N 88°02'01" E, A DISTANCE OF 54.97 FEET TO 1/2" PIPE, FOUND;

THENCE S 00°02'17" E, A DISTANCE OF 15.09 FEET TO 1/2" PIPE, FOUND;

THENCE S 00°37'58" E, A DISTANCE OF 124.95 FEET TO 1 1/2" PIPE, FOUND;


THENCE S 00°37'58" E, A DISTANCE OF 7.38 FEET TO A POINT IN THE CENTER OF AN EXISTING EASEMENT;



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THENCE S 87°56'32" W, A DISTANCE OF 169.41 FEET TO THE POINT OF BEGINNING.
THE HEREIN DESCRIBED PARCEL CONTAINS 25228.54 SQUARE FEET, OR 0.579
ACRES OF LAND.

EXHIBIT "B"


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INGRESS, EGRESS AND BOAT ACCESS EASEMENT

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING AN EASEMENT FOR INGRESS, EGRESS AND BOAT ACCESS. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1" PIPE, FOUND AND BEING USED AS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE N 02°05'21" W, ALONG A LINE BEING USED AS THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 467.21 FEET TO A 1/2" REBAR, WITH A CAP STAMPED "SHIFFLETT", FOUND, ON THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY 432;

THENCE N 52°02'58" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING;

THENCE N 02°07'45" W, A DISTANCE OF 362.01 FEET TO A POINT;

THENCE N 05°03'57" W, A DISTANCE OF 15.54 FEET TO A POINT;

THENCE N 01°40'44" W, A DISTANCE OF 288.98 FEET TO A POINT;

THENCE S 88°00'54" W, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE N 01°40'44" W, A DISTANCE OF 25.00 FEET TO A POINT ON THE 397' CONTOUR;

THENCE N 67°20'12" W, ALONG SAID CONTOUR, A DISTANCE OF 16.07 FEET TO 3/4" PIPE, FOUND;

THENCE N 68°42'46" E, ALONG SAID CONTOUR, A DISTANCE OF 15.38 FEET TO 3/4" PIPE, FOUND;

THENCE N 58°08'33" E, ALONG SAID CONTOUR, A DISTANCE OF 34.60 FEET TO POINT;

THENCE S 01°59'06" E, A DISTANCE OF 52.99 FEET TO A POINT;

THENCE S 88°00'54" W, A DISTANCE OF 30.00 FEET TO POINT;

THENCE S 01°59'06" E, A DISTANCE OF 148.84 FEET TO POINT;

THENCE S 02°00'42" E, A DISTANCE OF 15.00 FEET TO POINT;

THENCE S 02°00'42" E, A DISTANCE OF 125.00 FEET TO POINT;

THENCE S 01°58'10" E, A DISTANCE OF 15.02 FEET TO POINT;

THENCE S 02°05'50" E, A DISTANCE OF 352.02 FEET TO A 3/4" PIPE, FOUND ON THE
NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 432;

THENCE S 53°19'19" W, A DISTANCE OF 18.53 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 Harry Edward Stinson
Mailing Address P.O. Box 120456
Nashville, TN 37212

Grantee's Name The Stinson Music Trust
Mailing Address P.O. Box 120456
Nashville, TN 37212

Property Address Map Parcel No. 33 1 12 4 001 015.000

Date of Sale 11/14/2023

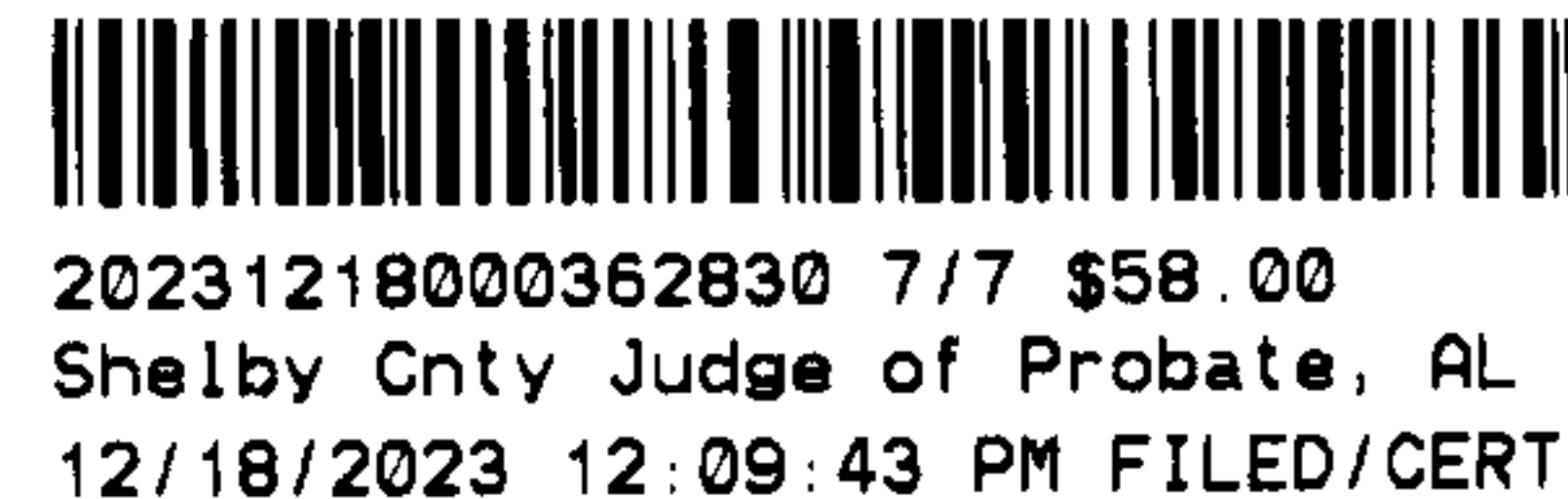
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 18,000



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

☐ Appraisal

☐ Sales Contract

☒ Other Quitclaim Deed

☐ Closing Statement

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 11/30/2023

Print

COVINGTON G. DISMUKES

Sign

Covington G. Dismukes

(Grantor/Grantee/Owner/Agent) circle one

Attorney for Harry Stinson

Unattested

(verified by)

Print Form

Form RT-1