

Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To:
Rufus Carl Laminack
Bonnie Laminack

QUIT CLAIM DEED

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of **One Dollar and No Cents (\$1.00)**, the amount of which can be verified in the **Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Jerome Cowley, a married man**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Rufus Carl Laminack and Bonnie Laminack, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 11th day of December, 2024.

James Jerome Cowley
James Jerome Cowley

State of Alabama
County of Shelby

I, Cheryl Delaine Self, a Notary Public in and for said County, in said State, hereby certify that James Jerome Cowley, 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 executed the same voluntarily for and as his/her/their act on the day the same bears date.

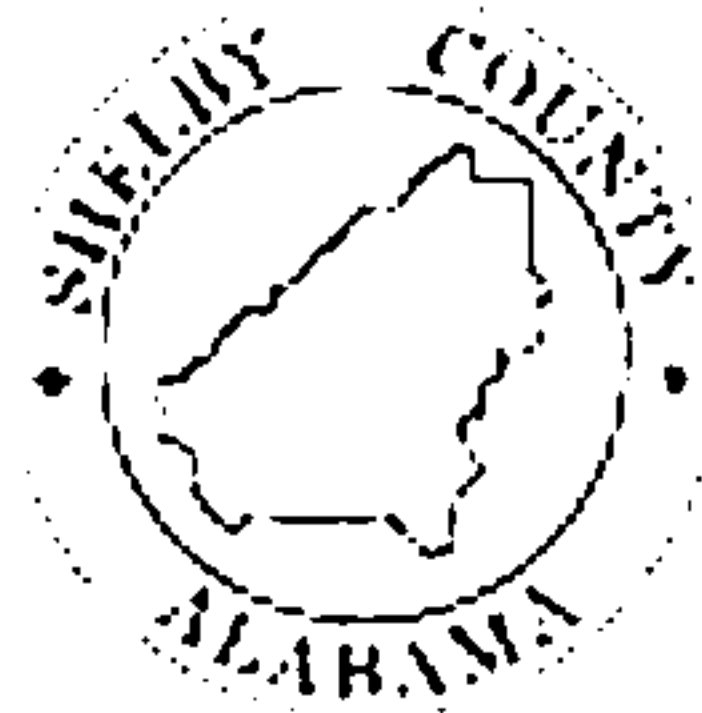
Given under my hand and official seal, this the 11 day of December, 2024

Cheryl Delaine Self
Notary Public, State of Alabama
Cheryl Delaine Self
Printed Name of Notary
My Commission Expires: 3-14-2028

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of Fractional Section 22, Township 22 South, Range 2 West; thence North 00 degrees 15 minutes 04 seconds East along the East Line of said Section a distance of 412.50; thence South 89 degrees 41 minutes 16 seconds West a distance of 144.76 feet; thence South 89 degrees 43 minutes 03 seconds West, a distance of 135.03 feet; thence North 89 degrees 51 minutes 28 seconds West, a distance of 134.94 feet; thence North 00 degrees 08 minutes 32 seconds East, a distance of 200.19 feet to a point lying on the Southerly right of way line of Dogwood Drive (60-foot right of way), said point also lying on a curve to the right having a central angle of 02 degrees 03 minutes 41 seconds, a radius of 406.60 feet, and subtended by a chord which bears South 89 degrees 33 minutes 36 seconds West, a chord distance of 14.63 feet; thence along said curve and said right of way line a distance of 14.63 feet; thence North 89 degrees 51 minutes 27 seconds West and continuing along said right of way line a distance of 45.26 feet; thence South 00 degrees 10 minutes 56 seconds West and leaving said right of way line a distance of 200.00 feet; thence North 89 degrees 49 minutes 11 seconds West a distance of 137.79 feet; thence North 89 degrees 48 minutes 17 seconds West, a distance of 236.59 feet; thence North 00 degrees 09 minutes 49 seconds East, a distance of 199.79 feet to a point lying on the Southerly right of way line of Dogwood Drive (50-foot right of way); thence North 89 degrees 50 minutes 00 seconds West along said right of way line a distance of 43.23 feet to its end, said point also being the beginning of the Southerly right of way line of an unnamed 40-foot right of way; thence continuing along the last described course along said right of way line a distance of 40.00 feet to a point lying on the Westerly right of way line of said unnamed 40-foot right of way; thence North 00 degrees 25 minutes 31 seconds West along said Westerly right of way line a distance of 1,396.21 feet; thence North 44 degrees 12 minutes 01 seconds West and continuing along said right of way line a distance of 225.95 feet; thence South 63 degrees 53 minutes 00 seconds West and leaving said right of way line a distance of 246.67 feet; thence South 16 degrees 19 minutes 05 seconds West, a distance of 793.61 feet; thence South 5 degrees 13 minutes 04 seconds West, a distance of 312.16 feet; thence North 0 degrees 10 minutes 03 seconds East a distance of 212.03 feet; thence North 0 degrees 20 minutes 20 seconds East a distance of 300.48 feet; thence North 88 degrees 50 minutes 22 seconds West a distance of 178.02 feet to the point of beginning; thence continue along the last described course a distance of 130.347 feet; thence South 13 degrees 14 minutes 51 seconds West, a distance of 51.21 feet; thence North 81 degrees 43 minutes 35 seconds West, a distance of 56.20 feet to a point lying on the Easterly right of way line of First Street East, said point also being the beginning of a curve to the left having a central angle of 82 degrees 55 minutes 02 seconds, a radius of 198.33 feet, and subtended by a chord which bears South 53 degrees 00 minutes 35 seconds East, a chord distance of 262.61 feet; thence along said curve and leaving said right of way line a distance of 287.01 feet; thence North 03 degrees 30 minutes 11 seconds West, a distance of 197.50 feet to the point of beginning.

Poor Quality



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/21/2025 09:22:22 AM
 \$33.00 BRITTANI
 20250121000019430

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	<u>JAMES JEROME COWLEY</u>	Grantee's Name	<u>ROFUS CARL LAMINACK</u>
Mailing Address	<u>45 1ST ST E</u> <u>Calera, AL</u> <u>35040</u>	Mailing Address	<u>45 1ST ST E</u> <u>Calera, AL</u> <u>35040</u>
Property Address	<u>45 1ST ST E</u> <u>Calera, AL</u> <u>35040</u>	Date of Sale	<u>12-11-24</u>
		Total Purchase Price	\$ <u>5,000.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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

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 12-11-24

Print

Mike T. Johnson

Unattested

(verified by)

Sign

Mike T. Johnson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1