


Send Tax Notice To:

Jim Bailey
6323 Legacy Lane
Trussville, AL 35173

This deed is prepared without benefit of title review or current survey from a legal description provided by the Grantor or Grantee herein. No warranty of title is given or received.

QUIT CLAIM DEED


20130102000000070 1/4 \$121.00
Shelby Cnty Judge of Probate, AL
01/02/2013 10:02:14 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **DANIEL K. BAILEY and MILDRED J. BAILEY, husband and wife**, (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to **Daniel K. Bailey and Mildred Jane Bailey, as Co-Trustees** of the JIM AND JANE BAILEY IRREVOCABLE INTER-VIVOS TRUST AGREEMENT NUMBER ONE (hereinafter called Grantee), all of his/her/their right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to wit:

See Exhibit A, annexed hereto and incorporated as if fully set forth herein.

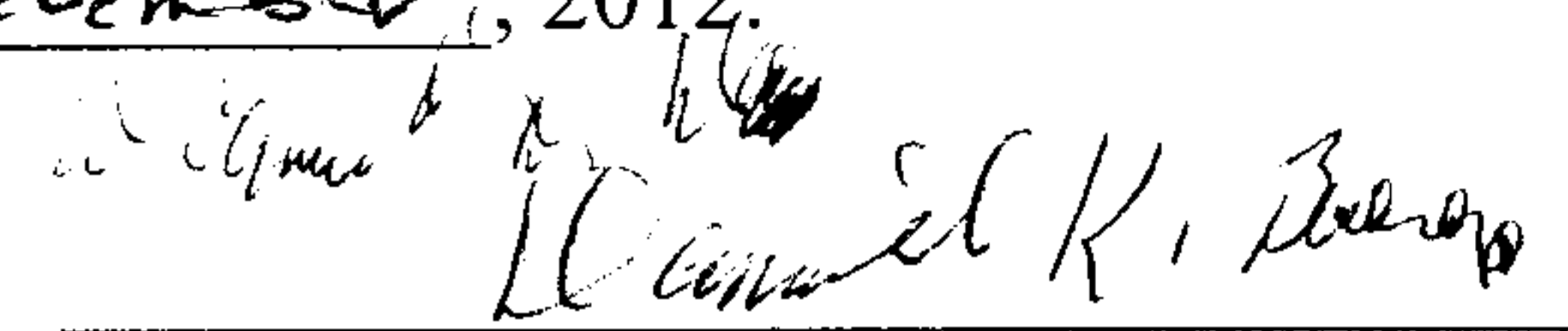
This conveyance is made subject to:

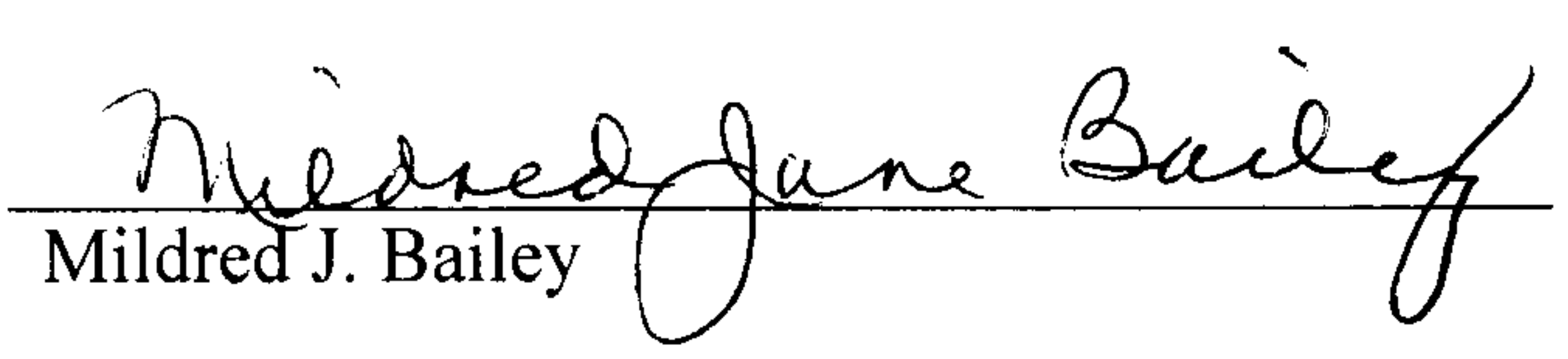
1. Taxes not yet due and payable.
2. Mineral Rights if not owned by the Grantor.
3. Mortgages, liens and encumbrances of record.

Daniel K. Bailey is one and the same as Daniel Kelvin Bailey, and is also known as Jim Bailey.
Mildred J. Bailey is one and the same as Mildred Jane Bailey, and is also known as Jane Bailey.

TO HAVE AND TO HOLD, to the said Grantee, its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal by its duly authorized officer, this the 31st day of December, 2012.


(seal) Daniel K. Bailey


(seal) Mildred J. Bailey

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$99.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that DANIEL K. BAILEY and MILDRED J. BAILEY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2012.

[SEAL]



NOTARY PUBLIC
MY COMMISSION EXPIRES 12-15-14

THIS INSTRUMENT PREPARED BY:

Jeffrey W. Brumlow, Esq.
Morris & Brumlow, P.C.
1100 East Park Drive, Suite 402
Birmingham, AL 35235
(205) 833-1303



20130102000000070 2/4 \$121.00
Shelby Cnty Judge of Probate, AL
01/02/2013 10:02:14 AM FILED/CERT

EXHIBIT A

Shelby County, Alabaster

Township 21, Sect 14, Alabaster

Commence at the Southeast corner of the Southwest Quarter of Section 14, Township 21 South, Range 3 West, thence proceed north along the East Line of said Quarter Section 463.07 Feet to the point of beginning, thence continue north along the East line of said Quarter Section a distance of 860.82 feet; thence turn left 86 degrees 01 minutes 28 seconds and run 504.42 feet; thence turn left 94 degrees 22 minutes 47 seconds and run 782.86 feet; thence turn left 81 degrees 58 minutes 10 seconds and run 210.20 feet; thence turn right 83 degrees 02 minutes 32 seconds and run 420.00 feet to the North right of way of County Road 12; thence turn left 75 degrees 01 minutes 24 seconds and run along the north right of way of said county road 62.11 feet; thence turn left 105 degrees 06 minutes 24 seconds and leaving said right of way run 420.04 feet; thence turn right 105 degrees 58 minutes 48 seconds and run 240.41 feet to the point of beginning. Situated in Shelby County, Alabama.



20130102000000070 3/4 \$121.00
Shelby Cnty Judge of Probate, AL
01/02/2013 10:02:14 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Daniel K. Bailey & Mildred J. Bailey
Mailing Address 6323 Legacy Lane
Trussville, AL 35173

Grantee's Name Jim and Jane Bailey Irrevocable Inter-Vivos Trust Agreement Number One
Mailing Address 6323 Legacy Lane
Trussville, AL 35173

Property Address Property is Vacant, No Address
Parcel #: 23 6 14 4 001 018.000

Date of Sale 12-31-2012
Total Purchase Price \$ Gift

or
Actual Value \$

or
Assessor's Market Value \$ 99,000

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



20130102000000070 4/4 \$121.00
Shelby Cnty Judge of Probate, AL
01/02/2013 10:02:14 AM FILED/CERT

If the conveyance document presented for recordation contains all of the required information 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 12-31-12

Print Jeffrey W. Brumlow

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1