

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Gwen Valenti
1865 Sunday Rd
Harpersville AL 35078

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TWELVE THOUSAND NINE HUNDRED NINETY FOUR DOLLARS AND 25/100 (\$12,994.25)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Lee Reeves, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Michael Valenti and Gwendolyn Valenti** (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:

Commence at the NE corner of the NE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Southerly along the East line of said quarter -quarter section a distance of 18.70 feet to a point on the South Right of Way line of Shelby County Highway No. 83; thence turn 90 degrees 16 minutes 31 seconds right and run Westerly along said right of way line a distance of 945.00 feet to the POINT OF BEGINNING of the property being described; thence continue along the last described course a distance of 105.00 feet to a point; thence turn 90 degrees 16 minutes 31 seconds left and run Southerly a distance of 210.00 feet to a point; thence turn 89 degrees 43 minutes 29 seconds left and run Easterly a distance of 105.00 feet to a point; thence turn 90 degrees 16 minutes 31 seconds left and run Northerly a distance of 210.00 feet to the POINT OF BEGINNING.

PID # 07-5-15-2-000-004.004


The above described property constitutes no part of the homestead of the Grantor.

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.

Shelby County, AL 01/02/2015
State of Alabama
Deed Tax: \$13.00

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 9 day of Dec., 2014.


20150102000000070 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
01/02/2015 08:37:46 AM FILED/CERT

Lee Reeves
Lee Reeves

STATE OF ALABAMA
COUNTY OF SHELBY

I, Della Pender, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lee Reeves**, 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 9 day of Dec, 2014.

Della Pender
Notary Public
My Commission Expires: 6/16/18

Real Estate Sales Validation Form

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

Grantor's Name Michael E. Gwendolyn Valenti Grantee's Name April Reeves
Mailing Address 1865 Sun Valley Rd. Mailing Address P.O. Box
Harpersville, AL Vincent AL
35078 35178

Property Address 4022 Hwy 83 Date of Sale _____
Vincent, AL Total Purchase Price \$ _____
35178 Or
Actual Value \$ _____
Or
Assessors 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date Dec 9, 2014 Print Michael Valenti
☒ Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one