

THIS INSTRUMENT WAS PREPARED BY:

20180420000133650 1/3 \$61.50
Shelby Cnty Judge of Probate. AL
04/20/2018 01:50:03 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

~~Kimberly Kennedy~~ ~~Kimberly Kennedy~~ Rebecca Callahan

hereby remises, releases, quit claims, grants, sells and conveys to

Rebecca Callahan Rebecca Callahan

(hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

see exhibit A

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 20th day of April, 2018.

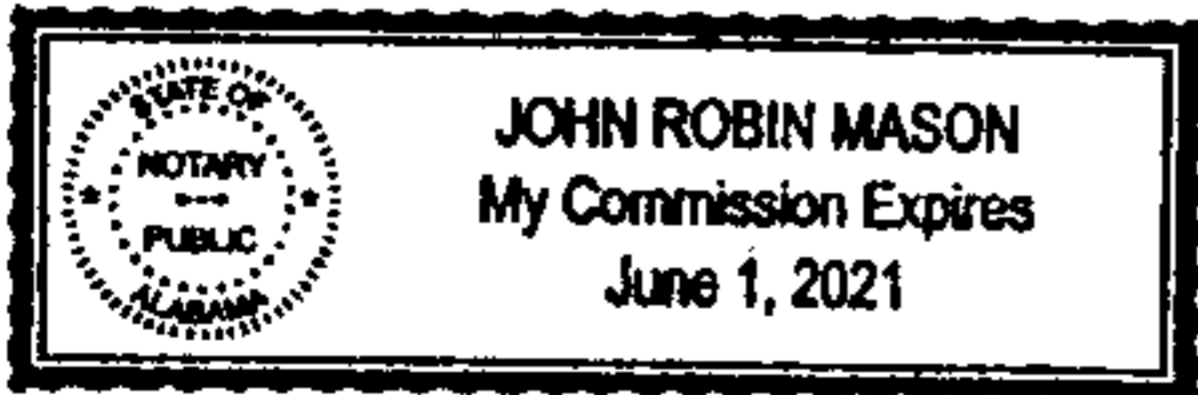
Rebecca Callahan (SEAL)
Kimberly Kennedy (SEAL)

_____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared ~~Kimberly Kennedy~~ + ~~Rebecca Callahan~~ whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of April, 2018.



John Robin Mason
Notary Public

My commission expires: 06/01/2021

Shelby County, AL 04/20/2018
State of Alabama
Deed Tax: \$40.50

EXHIBIT "A"

A parcel of land in the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of Section 29, Township 19 South, Range 1 East; thence turn an interior angle of 59 deg. 05 min. 27 sec. from the North line of said Section 29, and run Southwesterly a distance of 1913.82 feet, to a point on the Southeasterly right of way line of Shelby County Highway #51, said point being the point of beginning; thence turn right 07 deg. 24 min. 58 sec. and run Southwesterly along said right of way a distance of 307.53 feet to the point of intersection of the Southeasterly right of way of Shelby County Highway #51 and the Northerly right of way of Shelby County Highway #442; thence turn left 110 deg. 44 min. 23 sec. and run Southeasterly along said right of way of Highway #442 a distance of 189.83 feet; thence turn right 10 deg. 22 min. 07 sec. and run Southeasterly a distance of 143.33 feet; thence turn left 06 deg. 16 min. 15 sec. and run Southeasterly a distance of 77.43 feet; thence turn left 75 deg. 34 min. 48 sec. and run Northeasterly, leaving said right of way a distance of 182.92 feet; thence turn left 86 deg. 21 min. 39 sec. and run Northwesterly a distance of 385.73 feet to the point of beginning; being situated in Shelby County, Alabama.



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Inst # 1992-10002

06/08/1992-10002
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 63.00

123 Hwy 442
Sturtevant AL 35147 Real Estate Sales Validation Form

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

Grantor's Name Rebecca S Crim Callahan
Mailing Address Kimberly Anne Kennedy
406 Meadow Drive
Birmingham, AL 35242

Grantee's Name Rebecca S Crim Callahan
Mailing Address 123 Hwy 442
Sturtevant AL 35147

Property Address 123 Hwy 442
Sturtevant AL 35147

Date of Sale 4-20-18
Total Purchase Price \$ _____
or
Actual Value \$ 81,000.00 1/2 equals
or 40,500.
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 Quitclaim Deed

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 4-20-18

Print Rebecca Callahan Kimberly Kennedy

Sign Rebecca Callahan Kimberly Kennedy

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

