

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT
OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:

SANDI EUBANK GREGORY
Attorney at Law, LLC
1 Independence Plaza
Suite 814
Homewood, Alabama 35209

SEND TAX NOTICE TO:

Eileen K. Leslie
327 Ridgeview Lake Road
Alabaster, Alabama 35007


QUIT CLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One-Dollar and no/100 (\$1.00) and pursuant to an agreement between the above and below named parties, and a dissolution of marriage, both of which occurring in Shelby County, Alabama, the undersigned, **CHRISTOPHER MICHAEL CONDREY**, a single man, (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells and conveys to **EILEEN K. LESLIE**, a single woman, (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:

BEGIN AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S01°04'33"E, A DISTANCE OF 575.28' TO THE NORTHERLY R.O.W. LINE OF RIDGEVIEW LAKE ROAD; THENCE S67°30'29"W AND ALONG SAID R.O.W. LINE, A DISTANCE OF 217.65' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 930.00, A CENTRAL ANGLE OF 17°32'16", AND SUBTENDED BY A CHORD WHICH BEARS S58°44'22"W, AND A CHORD DISTANCE OF 283.55'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 284.66'; THENCE S49°58'14"W AND ALONG SAID R.O.W. LINE, A DISTANCE OF 287.13' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 2625.00, A CENTRAL ANGLE OF 07°58'07", AND SUBTENDED BY A CHORD WHICH BEARS S45°59'10"W, AND A CHORD DISTANCE OF 364.79'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID R.O.W. LINE, A DISTANCE OF 365.08'; THENCE S42°00'07"W AND ALONG SAID R.O.W. LINE, A DISTANCE OF 116.05' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 2970.00, A CENTRAL ANGLE OF 05°36'55", AND SUBTENDED BY A CHORD WHICH BEARS S44°48'34"W, AND A CHORD DISTANCE OF 290.96'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID R.O.W. LINE, A DISTANCE OF 291.08'; THENCE N10°39'00"W AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 77.75'; THENCE N01°30'03"W, A DISTANCE OF 93.30'; THENCE N40°18'54"E, A DISTANCE OF 973.22'; THENCE N43°06'39"E, A DISTANCE OF 855.62' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9.07 ACRES, MORE OR LESS.


20180820000296200 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
08/20/2018 12:28:47 PM FILED/CERT

TO HAVE AND TO HOLD unto the said GRANTEE, their heirs and assigns forever.



CHRISTOPHER MICHAEL CONDREY, GRANTOR

Shelby County, AL 08/20/2018
State of Alabama
Deed Tax: \$23.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

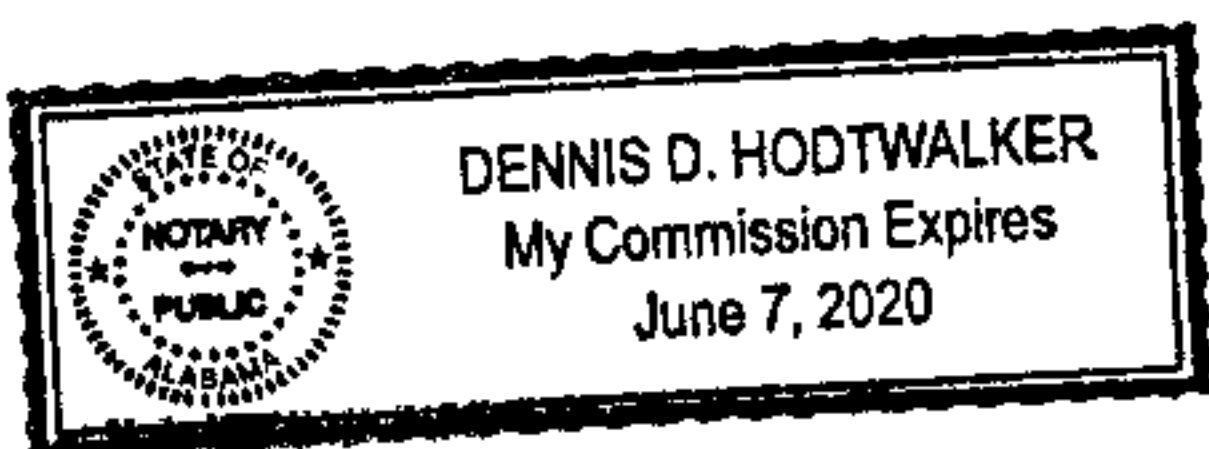
I, Dennis Hodontwalker the undersigned, a Notary Public in and for said County, in said State, hereby certify **CHRISTOPHER MICHAEL CONDREY**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of August, 2018.



Notary Public

My Commission Expires: _____



20180820000296200 2/3 \$44.00
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Real Estate Sales Validation Form

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

Grantor's Name Christopher Condrey
Mailing Address 101 Montstone Ct
Helene, AL
35080

Grantee's Name Eileen Leslie
Mailing Address 327 Ridgeview 166 Rd
Alabaster, AL
35007

Property Address 22-3-05-1-001-001-017

Date of Sale 8/11/18
Total Purchase Price \$ 0
or
Actual Value \$ _____

or
Assessor's Market Value \$ 45,350 1/2 = 22,675

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 _____ Print _____

X Unattested Karen Melsen Sign
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1