

After Recording Return to:)
)
)
)
)
)
)
)
)
)


20121212000474830 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/12/2012 08:40:53 AM FILED/CERT

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Mail Tax Statements To:
Kenneth W Busby
123 Shady Hills Circle
Calera, AL 35040

Tax ID: 28-6-23-0-000-011.042
File #: DFS-SS27480-E

7305663

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, KENNETH W BUSBY, a married man, who acquired title as single, herein joined by his spouse AMANDA P BUSBY, whose address is 123 Shady Hills Circle, Calera, AL 35040 (hereinafter called Grantors), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to KENNETH W BUSBY, a married man, whose address is 123 Shady Hills Circle, Calera, AL 35040, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT “A”

Parcel ID: 28-6-23-0-000-011.042
Commonly known as: 123 Shady Hills Circle, Calera, AL 35040

This Deed is being recorded to change the vesting to married man.

TO HAVE AND TO HOLD to said GRANTEE forever.

20121212000474830 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/12/2012 08:40:53 AM FILED/CERT

Given under our hands this 10TH day of OCTOBER, 2012.

WITNESSES:

Witness

Print Name

Witness

Witness

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH W BUSBY and AMANDA P BUSBY, whose names 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 she executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 10TH day of OCTOBER, 2012.

Calvin J. Adams
NOTARY PUBLIC

My Commission Expires: 07-06-2014

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Curphey & Badger
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

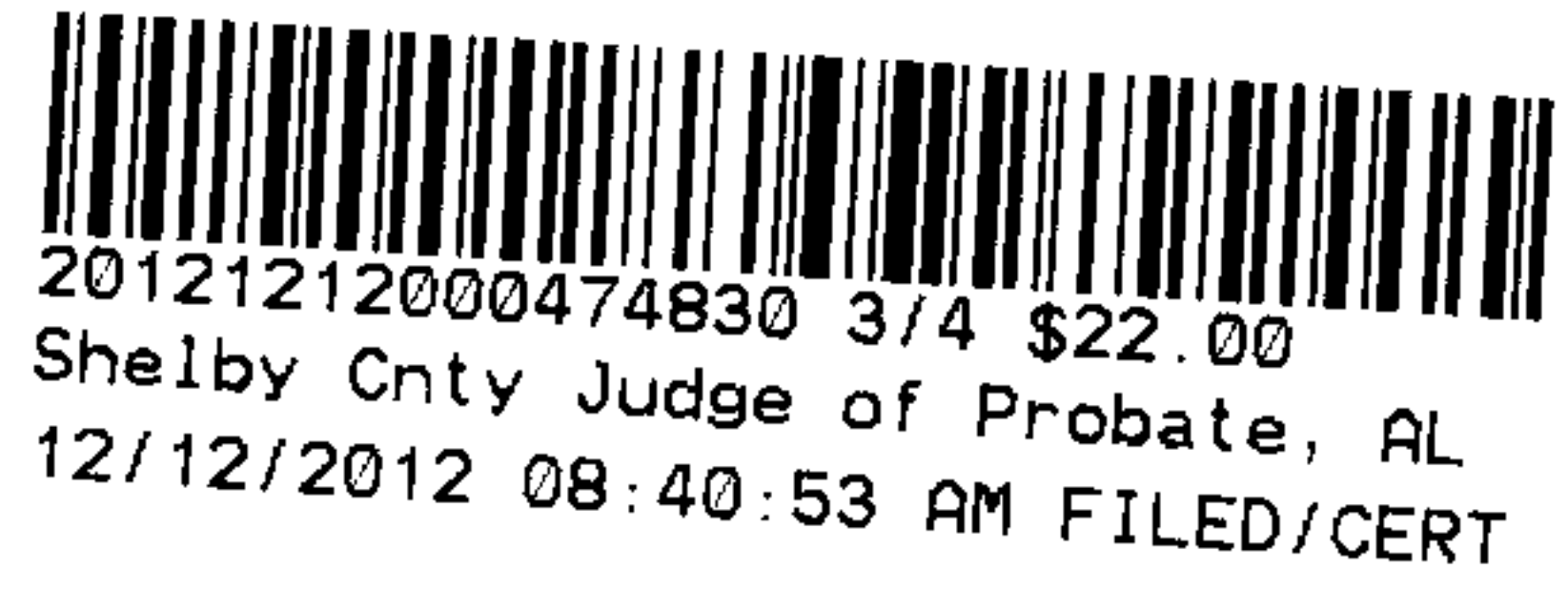


EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 7, SHADY HILLS, AS RECORDED IN MAP BOOK 16, PAGE 83, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY AND A PART OF LOT 6, DESCRIBED HERON BY METES AND BOUNDS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, SHADY HILLS, RECORDED IN MAP BOOK 16, PAGE 83, SHELBY COUNTY PROBATE OFFICE AND RUN THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 95.73 FEET TO A POINT; THENCE TURN 82 DEGREES 28 MINUTES 59 SECONDS LEFT AND RUN SOUTHWESTERLY A DISTANCE OF 9.10 FEET TO A POINT; THENCE TURN 102 DEGREES 50 MINUTES 11 SECONDS LEFT AND RUN SOUTHEASTERLY 97.34 FEET TO THE POINT OF BEGINNING.

Parcel ID: 28-6-23-0-000-011.042

Commonly known as 123 Shady Hills Circle, Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Kenneth W. Busby
Mailing Address 123 Shady Hills Circle
Calera, AL 35040

Grantee's Name Kenneth W. Busby
Mailing Address 123 Shady Hills Circle
Calera, AL 35040

Property Address _____

Date of Sale 10-10-2012
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 118,400.00

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 ☐ Change vesting to married man ☐ Assessor's Office
☐ 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 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.

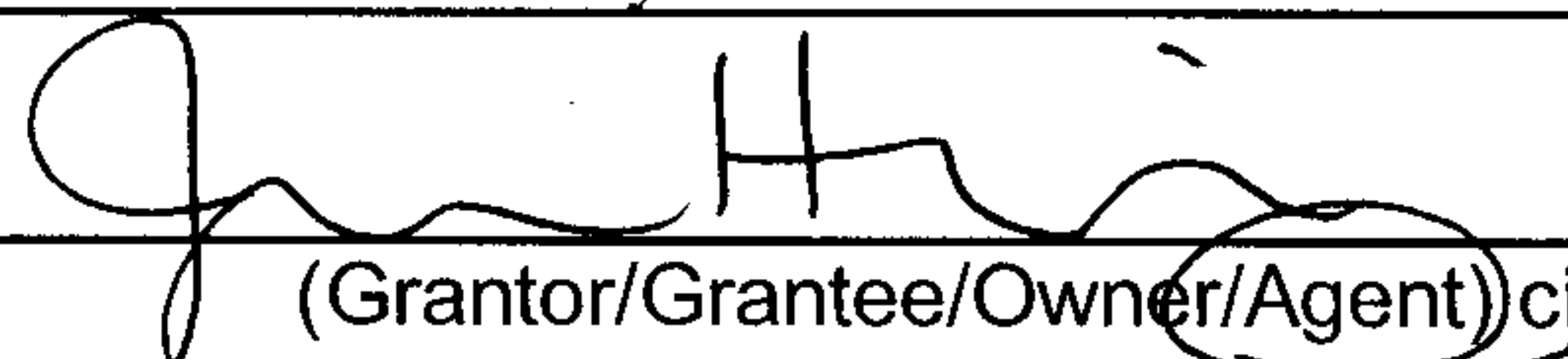
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 Jennifer Hillenmeyer

☐ Unattested _____
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one


20121212000474830 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/12/2012 08:40:53 AM FILED/CERT

Form RT-1