

20130104000006020 1/3 \$56.00
Shelby Cnty Judge of Probate, AL
01/04/2013 11:57:57 AM FILED/CERT

This deed is given to vest title in the names of **James T. Daffron, III and Kathie Daffron.**

12-0381

Quit Claim Deed

STATE OF ALABAMA
COUNTY OF **SHELBY**

Know All Men by These Presents: That for and in consideration of *Five Hundred Dollars (\$500.00)* and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, **James Daffron, who is also known as James T. Daffron, III, and wife, Kathie Daffron,** herein referred to as GRANTOR(S) do by these presents quitclaim, grant, bargain, sell and convey unto **James T. Daffron, III and Kathie Daffron,** herein referred to as GRANTEE(S), as joint tenants with right of survivorship, all his/her/their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama,** to-wit:

See Attached Exhibit "A" Legal Description

To have and to hold unto the said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their successors and assigns forever.

Given under my (our) hand(s) and my (our) seal this **20th day of December, 2012.**

James Daffron, who is also known as James T. Daffron, III (Seal)
James Daffron, who is also known as James T. Daffron, III

Kathie Daffron (Seal)
Kathie Daffron

STATE OF ALABAMA

COUNTY OF *Shelby*

I, *Bryan Gregg*, a Notary Public, in and for said County in said State, hereby certify that **James Daffron, who is also known as James T. Daffron, III, and Kathie Daffron,** whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 this **20th day of December, 2012.**

Bryan Gregg
Notary Public
My Commission Expires: *10-6-2015*

Send Tax Notice To & This Instrument Prepared By:
James T. Daffron, III
6011 Chelsea Road
Columbiana, AL 35051

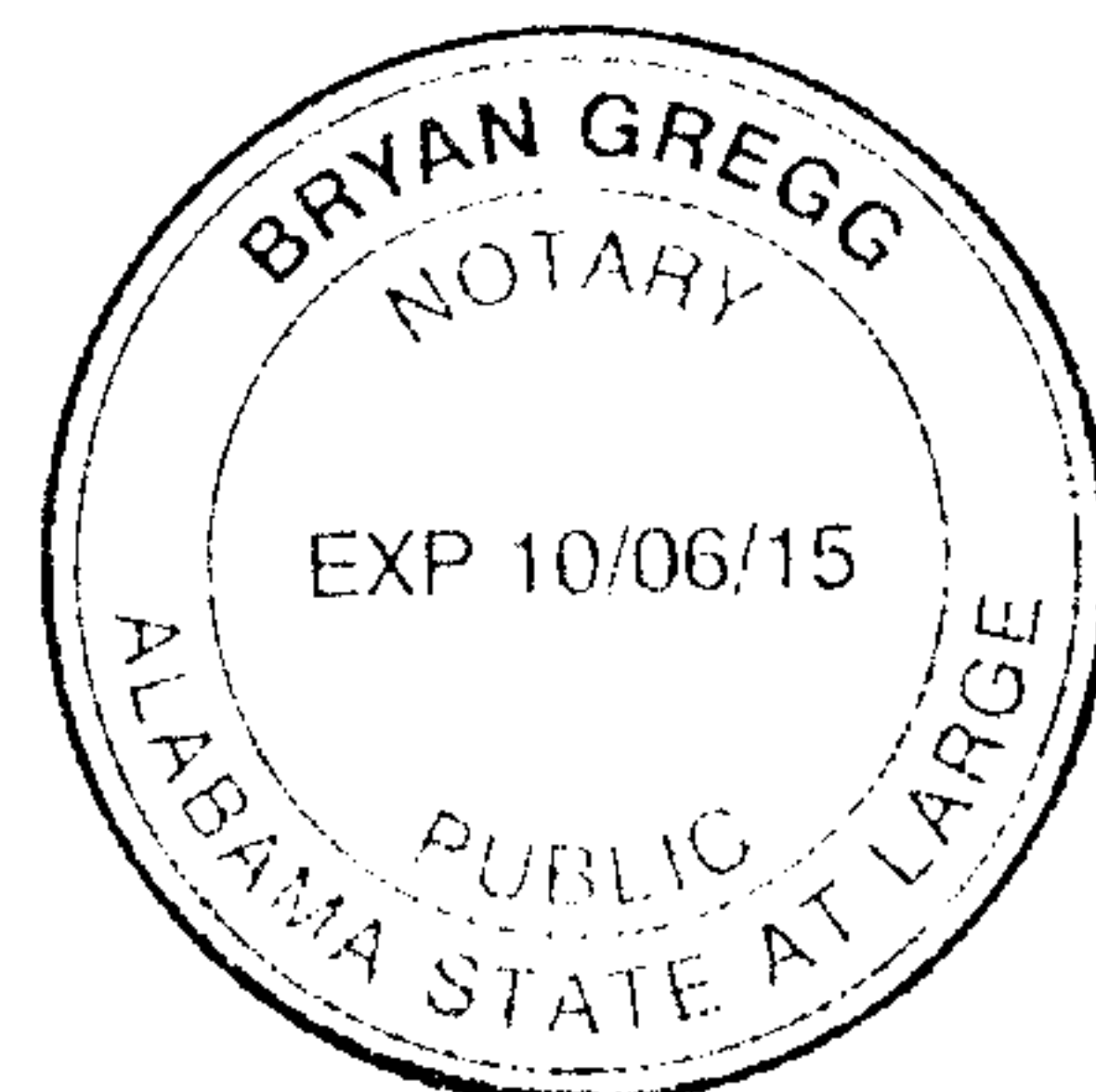



Exhibit “A” Legal Description

A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama described as follows: From the Southwest corner of Section 23, Township 20 South, Range 1 West, run thence North along the West boundary of said Section 23 a distance of 311.60 feet to the POINT OF BEGINNING of herein described parcel; thence continue along said course a distance of 174.03 feet; thence turn 98 degrees, 09 minutes, 23 seconds right and run 243.14 feet; thence turn 27 degrees, 39 minutes, 13 seconds left and run 94.18 feet; thence turn 32 degrees, 19 minutes , 16 seconds right and run 365.81 feet to a point on the West boundary of Shelby County Highway Number 47 (80 foot right-of-way); thence turn 88 degrees, 23 minutes, 58 seconds right and run 376.40 feet along said highway boundary; thence turn 78 degrees, 06 minutes, 22 seconds right and run 354.39 feet; thence turn 95 degrees, 31 minutes, 02 seconds right and run 245.00 feet; thence turn 86 degrees, 48 minutes, 18 seconds left and run 281.99 feet to the POINT OF BEGINNING of herein described parcel; being situated in Shelby County, Alabama.

Being the same property conveyed to James Daffron and Kathie Daffron by Warranty Deed dated 11/7/1997 and filed 11/18/1997 as Instrument Number 1997-37588, in the Probate Office of Shelby County, Alabama.


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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 James Daffron & Kathie Daffron
Mailing Address 6011 Chelsea Road
Columbiana, AL 35051

Grantee's Name James T. Daffron III & Kathie Daffron
Mailing Address 6011 Chelsea Road
Columbiana, AL 35051

Property Address 6011 Chelsea Road
Columbiana, AL 35051

Date of Sale December 20, 2012

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 36,700.00

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 Shelby County Tax Records

☐ 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 12-19-12

Print James T. Daffron, III

Unattested

Bryan Gregg
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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