

Send Tax Notice To:
J. TODD DAVIE
1031 DUNNAVANT PLACE
BIRMINGHAM, AL 35242



20130205000049770 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/05/2013 11:09:54 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED (TO PERFECT TITLE)

THIS QUITCLAIM DEED is made this 4th day of Feb., 2013 between Joseph Todd Davie. ("Grantor") and the Todd Davie 2004 Irrevocable Trust ("Grantee"). References herein to the "Grantor" and "Grantee" shall include the successors and assigns of the Grantor and Grantee, respectively.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by Grantee, together with other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim and convey unto Grantee, without warranty of any kind, all of Grantor's right, title, interest and claim in or to the real property and improvements thereon situated in Shelby County, Alabama, to wit (the "Property"):

PARCEL I: E1/2 OF SE1/4; all that part of E1/2 of W1/2 of SE1/4 and all that part of NW1/4 of NW1/4 of SE1/4 lying South of center line of Highway 43, also known as Bear Creek Road; said land being located in Section 1, Township 19 South, Range 1 West; Shelby County, Alabama.

PARCEL II: Commence at the SE corner of the SW1/4 of the SE1/4 of Section 1, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed West along the South boundary of said Section for a distance of 606.11 feet to the point of beginning. From this beginning point continue West along the South boundary of said Section 1 for a distance of 100 feet; thence turn an angle of 86 degrees 29 minutes to the right and proceed North for a distance of 586.89 feet; thence turn an angle of 86 degrees 29 minutes to the left and proceed West for a distance of 100 feet; thence turn an angle of 93 degrees 31 minutes to the left and proceed South for a distance of 646.89 feet; thence turn an angle of 86 degrees 29 minutes to the left and proceed East for a distance of 200 feet; thence turn an angle of 93 degrees 31 minutes to the left and proceed North for a distance of 60 feet to the point of beginning.

APPROXIMATELY +/- 125 ACRES.

Subject to ad valorem taxes for 2013 and subsequent years and to all easements, restrictions, and rights-of-way of record. This conveyance is made free and clear of any mortgage.

TO HAVE AND TO HOLD the Property unto Grantee forever.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the day and year first above written.

Joseph Todd Davie
Joseph Todd Davie


STATE OF ALABAMA)

COUNTY OF, Jefferson)

I the undersigned, a notary public, in and for said County in said State, hereby certify that Joseph Todd Davie, whose name is signed to the foregoing Quitclaim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Quitclaim Deed he/she with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 4th day of February, 2013

Mary Allison Gunge
Notary Public
My Commission Expires: Mar 28, 2018
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Mar 28, 2018
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS


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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 Joseph Todd Davis
Mailing Address 1031 Dunnavant Pl
B'ham, AL 35242

Grantee's Name The Todd Davis 2004
Mailing Address Irrevocable Trust
1031 Dunnavant Pl
B'ham, AL 35242

Property Address Undeveloped

Date of Sale 2-4-2015
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 8300.00



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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 Prop. Tax Assd. Value

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 2-5-2013

Print Billie M. Corty

Sign Billie M. Corty

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one