


This instrument prepared by:

Shelby County, AL 05/28/2013
State of Alabama
Deed Tax: \$5.00


20130528000217710 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
05/28/2013 02:22:55 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 three thousand dollars (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Christopher M Sipes, a **married man** hereby remises, releases, quit claims, and conveys to Jamie R Sipes all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description:

A parcel of land located in the North half of the Northeast Quarter of Section 34. Township 21 South, Range 1 West, Shelby County Alabama, Containing 0.82 Acres, more or less, and being more particularly described as Follows:

See Exhibit A. 1421 Old Highway 25 Columbiana, AL 35051

None of the above consideration was paid from a mortgage.

TO HAVE AND TO HOLD to said Jamie R. Sipes forever.

Given under my hand this 26 day of July..

Christopher M. Sipes Jamie R. Sipes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher M. Sipes, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of _____.

Blackp Blackp
Notary Public

My Commission Expires: **My Commission Expires May 3, 2014**

Exhibit A:



20130528000217710 2/3 \$23.00
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20091221000464610 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
12/21/2009 09:57:18 AM FILED/CERT

Commence at a 2-1/2" flat iron representing the Northeast corner of said Section 34; thence run North 83 degrees 48 minutes 17 seconds West along the monumented North line of said Section 34 for 209.63 feet to a 1" crimped pipe; thence run North 84 degrees 43 minutes 04 seconds West along the monumented North line of said Section 34 for 210.35 feet to an axle; thence run South 41 degrees 24 minutes 18 seconds West for 739.42 feet to a 3/4" threaded rod on the West right of way of Horton Street; thence run North 88 degrees 30 minutes 21 seconds West for 209.74 feet to a 3/4" threaded rod and the point of beginning of the parcel herein described; thence run South 22 degrees 31 minutes 36 seconds West for 165.34 feet to a 1/2" capped rebar; thence run North 76 degrees 32 minutes 02 seconds West for 187.58 feet to a 1/2" steel rod on an existing fence line; thence along said fence line on a chord bearing North 08 degrees 55 minutes 52 seconds East for a chord distance of 166.67 feet to a fence corner; thence run along an existing fence line on a chord bearing South 81 degrees 44 minutes 09 seconds East for a chord distance of 136.13 feet to a fence corner; thence along said fence line on a chord bearing South 67 degrees 03 minutes 47 seconds East for a chord distance of 92.48 feet to the point of beginning.

Property also known as 11 Horton Street, Columbiana, AL 35051

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 M Sipes
Mailing Address Jamie R Sipes

Grantee's Name Jamie R Sipes
Mailing Address _____

Property Address 11 Horton Street
Columbiana AL
35051

Date of Sale 7-26-2012
Total Purchase Price \$ _____

or
Actual Value \$ _____


or
Assessor's Market Value \$ 31,850 9,800

1/2 value 4,900.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 [Signature]
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1