

This instrument was prepared by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Jacqueline Cohill

5910 Treelodge Pkwy
Sandy Springs, GA 30350

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

20130626000260400 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
06/26/2013 09:14:11 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE Dollars and 00/100 (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Kendra Faye Thomas, a Single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Jacqueline Cohill, Valerie Cohill, Bonnie L. Chapple, and Alene Cohill** (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

A parcel of land lying in the NW ¼ of NW ¼, Section 1, Township 21 South, Range 3 West, and more particularly described as follows:

Starting at the NW corner of said Section 1, Township 21 South, Range 3 West, run Easterly along the North boundary line of said Section 1, a distance of 758.5 feet to a point on the NW right of way of the Alabaster-Simmsville Road (Shelby County Highway #11); thence run Southwesterly along the said NW right of way of said Highway #11 a distance of 232.0 feet (210 feet on the Ownership map of Shelby County in the Tax Assessors' office Map Bo. 58-23-01-01-2) to an iron marker at a fence corner, the point of beginning; thence continue along said Northwest right of way of said Highway #11, along a spiral curve to the left for 179.1 feet to an iron marker; thence turn 90 degrees 00 minutes from a tangent to said spiral, right, and run Northwesterly for 168.3 feet to an iron marker; thence turn 87 degrees 18 minutes to the right and run Northeasterly for 58.1 feet to an iron marker; thence run Easterly along a fence 210.0 feet to the point of beginning. Said parcel of land lies in the said NW ¼ of NW ¼, Section 1, Township 21 South, Range 3 West, Shelby County, Alabama.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 16th day of June, 2013.

Kendra Faye Thomas
Kendra Faye Thomas

STATE OF
COUNTY OF

Alabama
Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kendra Faye Thomas**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 16th day of June, 2013.

Vivian H. Christen

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES ON AUGUST 8, 2014

Real Estate Sales Validation Form

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

Grantor's Name Kendra Faye Thomas Grantee's Name Jacqueline Cohill
Mailing Address 2369 Sunstream Court Mailing Address 5916 Treeledge Pkwy
Los Banos CA Sandy Springs GA
93635-9491 30350

Property Address _____

Date of Sale _____
 Total Purchase Price \$ 12,000.00
 Or
 Actual Value \$ _____
 Or
 Assessors Market Value \$ _____

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
☐ Closing Statement
 ☐ Settlement of estate

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 6/20/13 Print Mike T. Atchison
 _____ Unattested _____ Sign Mike T. Atchison
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

