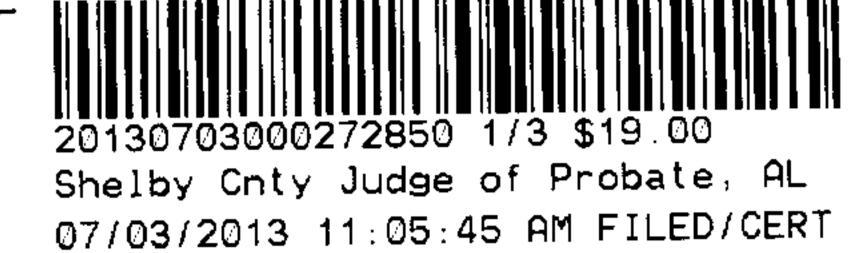
This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Kevin James 1459 Highway 89 Montevallo, Alabama 35115

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J	A		UL	ML	MD		

QUITCLAIM DEED



SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand & 00/100 Dollars (\$5,000.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Edward James, a unmarried male, heir at law of Willard T. James deceased (date of death April 13, 2013), last surviving grantee of a deed recorded at Real Book 274 Page 799 in the Probate Judge's office in Shelby County," does hereby GRANT, CONVEY, and QUITCLAIM unto Kevin James, a married man, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in Shelby County, Alabama, to wit:

From the southeast corner of N2 of NE4 of NW4, Section 7, Township 24, Range 13 East, run West on and along the south line of said N2 of NE4 of NW4 a distance of 116.0 feet to the point of intersection of said south line with the west right of way of Enon Church paved road, the beginning point of the tract herein described; from the point of beginning thus established, continue on and along the south line of N2 of of NE4 of NW4 South 88 deg. west 210 feet; thence north 9 deg. 30' east 315 feet; thence north 88 deg. east 210 feet to the west right of way of Enon Church paved road; thence south 9 deg. 30' west on right of way 315.0 feet to the beginning point, containing 12 acres, more or less, and being situated in the N2 of NE4 of NW4, Section 7, Township 24, Range 13 East.

NOTE: This conveyance is subject to all easements, right-of-ways and restrictions of record, if any affecting said property.

NOTE: The subject property is not homestead for grantors or grantees.

NOTE: This deed was prepared without evidence of title

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 26 day of 900, 2013.

GRANTOR

Edward James

STATE OF ALABAMA) ACKNOWLEDGMENT
SHELBY COUNTY	
certify that the above posted Quit Claim Deed, who is know informed of the contents of the	AND AND OFFICIAL SEAL OF OFFICE on this the

Real Estate Sales Validation Form

This	Document must be filed in accord	dance with Code of Alabama	1975, Section 40-22-1			
Grantor's Name	Hir of	Grantee's Name Lovin James				
Mailing Address		Mailing Addres	s 1459 Huy 59			
	Declared		Montaulle Ac			
			<u>SI7 1 S</u>			
Droporty Addrops		Date of Sal				
Property Address	1459 Huy 89	Total Purchase Price				
	Montra 10 A1 717	or				
	/	Actual Value	\$			
		or	(500,00			
		Assessor's Market Valu	le \$			
· · · · · · · · · · · · · · · · · · ·	-		ıired)			
_	document presented for recor this form is not required.	rdation contains all of the r	required information referenced			
		materiatiana 20°	130703000272850 3/3 \$19.00			
	d mailing address - provide their current mailing address.	he name of the person 07	elby Cnty Judge of Probate, AL /03/2013 11:05:45 AM FILED/CERT			
Grantee's name are to property is being	nd mailing address - provide to g conveyed.	he name of the person or	persons to whom interest			
Property address -	the physical address of the p	property being conveyed, it	f available.			
Date of Sale - the	date on which interest to the	property was conveyed.				
•	ce - the total amount paid for the instrument offered for re	•	rty, both real and personal,			
conveyed by the in	e property is not being sold, the strument offered for record. To the assessor's current ma	This may be evidenced by	ty, both real and personal, being an appraisal conducted by a			
excluding current uresponsibility of va	ded and the value must be deuse valuation, of the property luing property for property tax of Alabama 1975 § 40-22-1 (I	as determined by the loca x purposes will be used an	·			
accurate. I further	understand that any false sta cated in <u>Code of Alabama 19</u>	tements claimed on this for 75 § 40-22-1 (h).	ned in this document is true and result in the imposition			
Date 31 3		Print Charles Sun	thermen			

Sign

(verified by)

Unattested

(Grantor/Grantee/Owner/Agent) circle one
Form RT-1