

After Recording Return to:  
ENTITLE INSURANCE COMPANY  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 2013-67124

This document prepared by:

FRANK P. DEC, ESQ.  
8940 MAIN STREET  
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866-333-3081

Tax ID No.:  
05 8 33 0 000 019.002

566700

# QUIT CLAIM DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 17 day of JUNE, 2013, by and between **DESIREE BUNN SPIES**, 46651 HIGHWAY 25, VINCENT, AL 351798 hereinafter referred to as Grantor(s) and **WILLIAM E. SPIES, II AND DESIREE BUNN SPIES, HUSBAND AND WIFE**, 46651 HIGHWAY 25, VINCENT, AL 351798, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

Also known as: 46651 HIGHWAY 25, VINCENT, AL 351798  
Property Tax ID No.: 05 8 33 0 000 019.002  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER 20070706000318520, Recorded: 07/06/2007

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

20130718000292350 1/4 \$118.50  
Shelby Cnty Judge of Probate, AL  
07/18/2013 01:14:30 PM FILED/CERT

Shelby County, AL 07/18/2013  
State of Alabama  
Deed Tax: \$97.50

Assessor's parcel No. 05 8 33 0 000 019.002

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 17 day of JUNE, 2013.

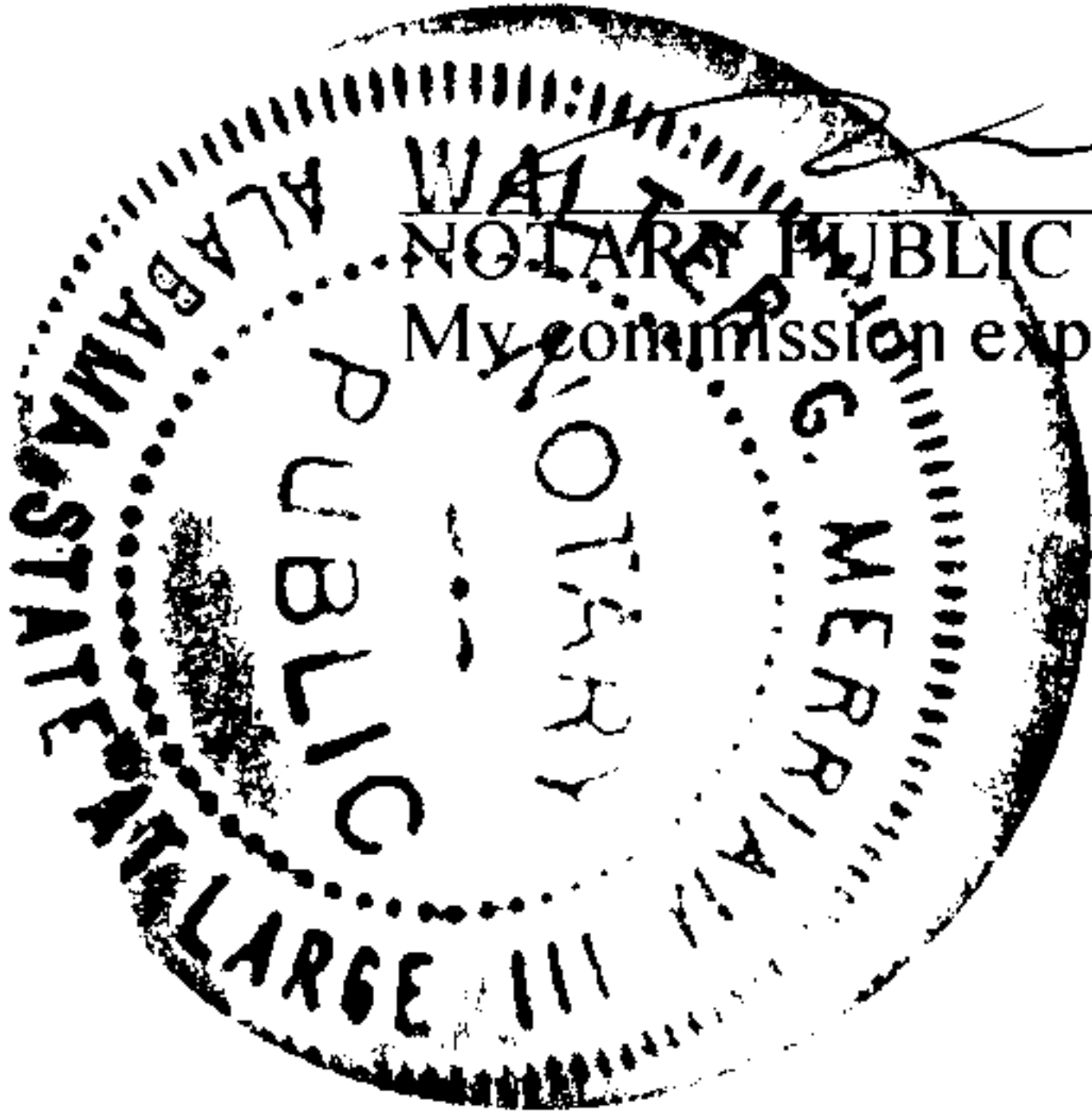
Desiree Bunn Spies

DESIREE BUNN SPIES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that DESIREE BUNN SPIES, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17 day of JUNE, 2013.



NOTARY PUBLIC  
My commission expires:

My Commission Expires  
February 1, 2014



20130718000292350 2/4 \$118.50  
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EXHIBIT A  
LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE CITY OF VINCENT, COUNTY OF SHELBY,  
STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO  
WIT:

A PART OF THE SE 1/4 OF THE NW 1/4 AND ALSO THE SW 1/4 OF THE NE 1/4 OF SECTION 33,  
TOWNSHIP 18 SOUTH, RANGE 2 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 33,  
TOWNSHIP 18 SOUTH, RANGE 2 EAST, THENCE RUN EAST ALONG THE NORTH LINE OF SAID  
A DISTANCE OF 111.16 FEET TO THE RIGHT OF WAY LINE OF SPENCER RAILROAD SPUR;

THENCE TURN RIGHT AND RUN SOUTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY  
LINE A DISTANCE OF 205 FEET, MORE OR LESS, TO A POINT 190.0 FEET SOUTH OF SAID  
NORTH 1/4-1/4 LINE; THENCE TURN RIGHT AND RUN WESTERLY, AND PARALLEL TO SAME, A  
DISTANCE OF 456.00 FEET TO A POINT 420 FEET WEST OF THE EAST LINE OF THE SE 1/4 OF  
THE NW 1/4 OF SAID SECTION; THENCE TURN RIGHT 89 DEGREES 44 MINUTES 14 SECONDS  
AND RUN NORTH, AND PARALLEL TO SAID EAST 1/4-1/4 LINE, A DISTANCE OF 190.0 FEET TO  
THE NORTH LINE OF THE SE 1/4 OF NW 1/4 OF SAID SECTION; THENCE TURN RIGHT AND RUN  
EAST ALONG SAID NORTH 1/4-1/4 LINE A DISTANCE OF 420.0 FEET, MORE OR LESS, TO THE  
POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO DESIREE BUNN SPIES FROM RACHEL A.  
CLINKSCALE, A UNMARRIED WOMAN BY DEED DATED 06-JUL-2007 AND RECORDED ON 06-  
JUL-2007 IN INSTRUMENT NO. 20070706000318520 IN THE COUNTY RECORDER'S OFFICE OF  
SHELBY COUNTY, AL.

APN: 05 8 33 0 000 019.002

PROPERTY COMMONLY KNOWN AS: 46651 HIGHWAY 25, VINCENT, AL 351798



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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 DESIREE BUNN SPIES  
Mailing Address 46651 HIGHWAY 25  
VINCENT, AL 35178

Grantee's Name WILLIAM & DESIREE SPIES  
Mailing Address 46651 HIGHWAY 25  
VINCENT AL 35178

Property Address 46651 HIGHWAY 25  
VINCENT AL 35178

Date of Sale JUNE 17, 2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 194,620.00 1/2 97,310

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 QUIT CLAIM DEED

☐ 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 6-26-13

Print JEFF DOWNEY

Unattested

Sign J. H. Downey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1