

This instrument prepared by:

Stadys Beasley
419 Camden Cove
Calera AL -

20130722000297320 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/22/2013 12:50:37 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 (\$3000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Jamie Ryan Sipes, a **married Woman** hereby remises, releases, quit claims, and conveys to James A Beasley and Louise Beasley 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 James or Louise Beasley forever.

Given under my hand this 22 day of July ..

Jamie Sipes

Shelby County, AL 07/22/2013
State of Alabama
Deed Tax: \$3.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jamie Ryan 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 22 day of July.

Stadys Beasley
Notary Public

My Commission Expires:

My Commission Expires May 3, 2014

Real Estate Sales Validation Form

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

Louise Beasley

Grantor's Name Jamie R Sipes
Mailing Address 73 Horton St
Columbiana AL
35051

Grantee's Name James A Beasley
Mailing Address 20203 Hwy 25
Columbiana AL 35051

Property Address 11 Horton Street
Columbiana AL
35051

Date of Sale 7-26-2012
Total Purchase Price \$ 3000 -00
or
Actual Value \$ _____
or
Assessor's 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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 7-22-2013

Print Louise Beasley
Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1