

Shelby County, AL 11/08/2013  
State of Alabama  
Deed Tax: \$49.50



20131108000441250 1/5 \$75.50  
Shelby Cnty Judge of Probate, AL  
11/08/2013 10:44:41 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:  
Christopher Shane Ivey  
12215 Highway 11, Chelsea, AL 35043 Christopher Shane Ivey  
12215 Highway 11, Chelsea, AL 35043

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### Quitclaim Deed

STATE OF ALABAMA

COUNTY OF SHELBY

DATE: October 23, 2013

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10, the receipt of which is hereby acknowledged, the undersigned Christopher Shane Ivey, married, of 12215 Highway 11, Chelsea, AL 35043, (the "Grantor"), hereby remises, releases, quitclaims, grants, sells, and conveys to Christopher Shane Ivey, married, of 12215 Highway 11, Chelsea AL 35043, and Rachel Kathryn Ivey, married, of 12215 Highway 11, Chelsea AL 35043, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Commence at the southeast corner of the northeast 1/4 of the southeast 1/4 of Section 29; thence in a northerly direction along the east line of said 1/4-1/4 Section, a distance of 920.34 feet to a point on the Northwest Right of Way Line of Shelby County Highway No. 11, said point being the Point of Beginning; thence continue along last described course a distance of 272.83 feet to the east bank of Cooper Creek; thence 178 degrees 00 minutes 03 seconds left, in a southwesterly direction along said creek bank, a distance of 95.19 feet; thence 52 degrees 00 minutes 35 seconds right, in a southwesterly direction along said creek bank, a distance of 252.54 feet; thence 58 degrees 24 minutes 44 seconds right, in a northwesterly direction along said creek

bank, a distance of 141.83 feet; thence 114 degrees 17 minutes 59 seconds left, in a southerly direction a distance of 197.72 feet to a point on the Northwest Right of Way Line of said Shelby County Highway No. 11, said point also being on a curve to the right, said curve having a radius of 1949.80 feet and a central angle of 10 degrees 20 minutes 22 seconds; thence 112 degrees 15 minutes 47 seconds left to tangent of said curve; thence along arc of said curve, in a northeasterly direction along said Right of Way Line, a distance of 351.86 feet to end of said curve and the point of Beginning.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

**IN WITNESS WHEREOF** the Grantor has signed and sealed this quitclaim deed the day and year above written.

Signed, Sealed and Delivered

In the Presence of:

Sign: \_\_\_\_\_

Name: \_\_\_\_\_

*Christopher Shane Ivey*

Christopher Shane Ivey



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## Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

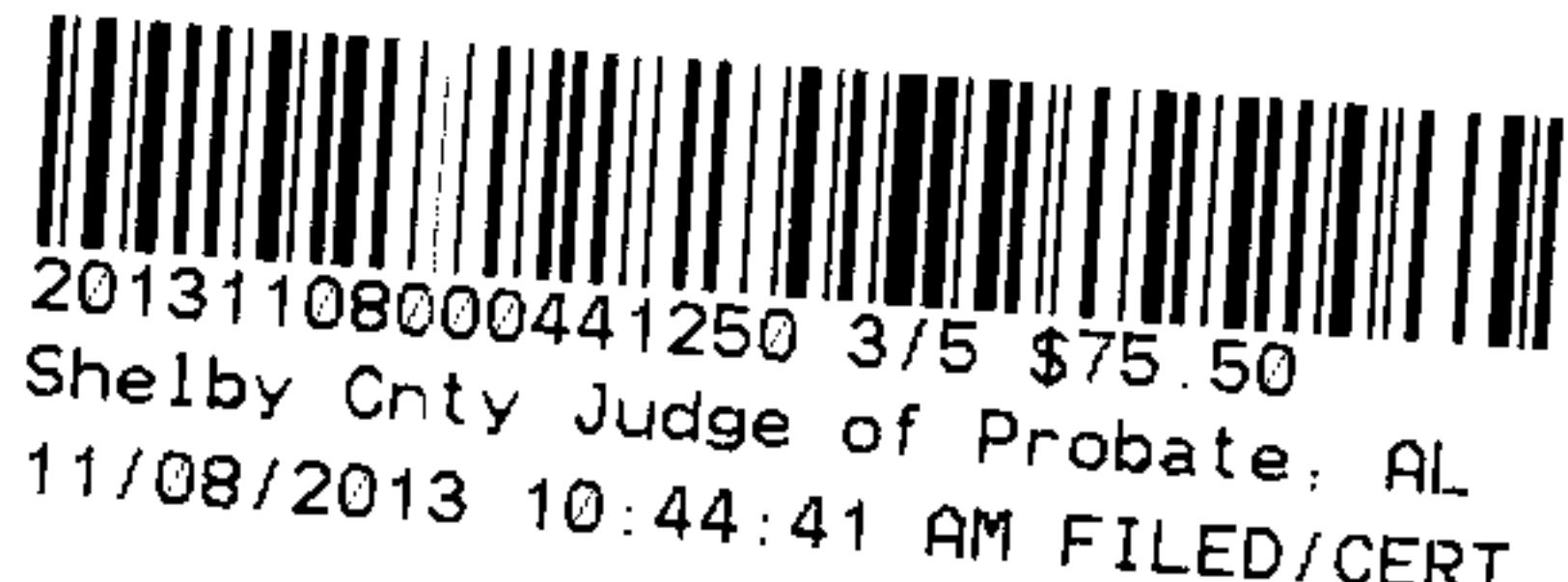
I Jessica L. Holland, a Notary Public in and for said County and State, hereby certify that Christopher Shane Ivey, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 23rd day of October, 2013.

Jessica L. Holland

Notary Public for the State of Alabama

My commission expires: 4/20/14



## Spousal Rights

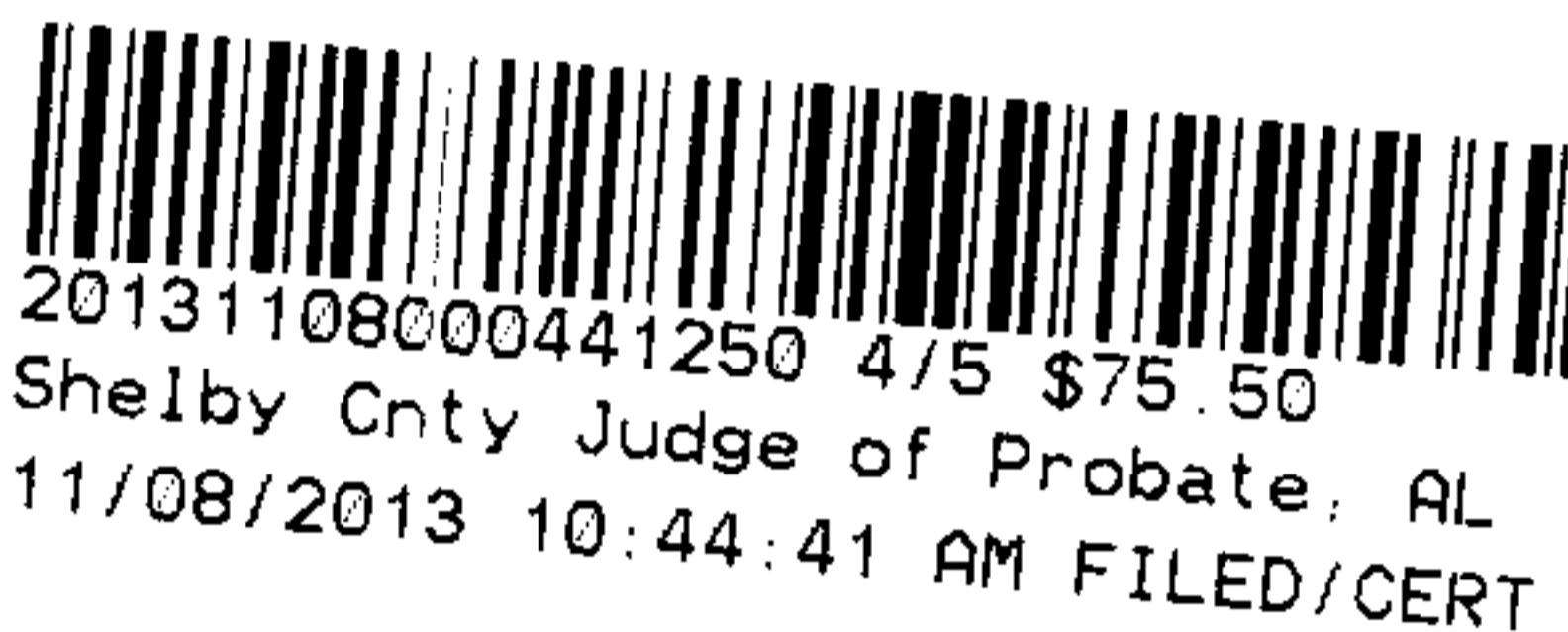
I, Rachel Kathryn Ivey of 12215 Highway 11, Chelsea, AL 35043, spouse of Christopher Shane Ivey, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, courtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Rachel Kathryn Ivey

## Spousal Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby



I Jessica L. Holland, a Notary Public in and for said County and State, hereby certify that Rachel Kathryn Ivey, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 23rd day of October, 2013.

Jessica L. Holland  
Notary Public for the State of Alabama

My commission expires: 4/20/14

## 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 Shane Ivey  
12215 Hwy. 11  
Chelsea, AL 35043

Grantee's Name

Christopher Shane Ivey  
12215 Hwy. 11  
Chelsea, AL 35043

Property Address

12215 Hwy. 11  
Chelsea, AL 35043

Date of Sale 11/18/2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 98,100

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 Tax office

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 11/18/2013

Print Christopher Shane Ivey

Unattested

Sign Christopher Shane Ivey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

