


PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE SEARCH

This instrument prepared by:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

James Gregory Oliver


20131115000450210 1/4 \$63.00
Shelby Cnty Judge of Probate, AL
11/15/2013 03:00:26 PM FILED/CERT


QUIT CLAIM DEED

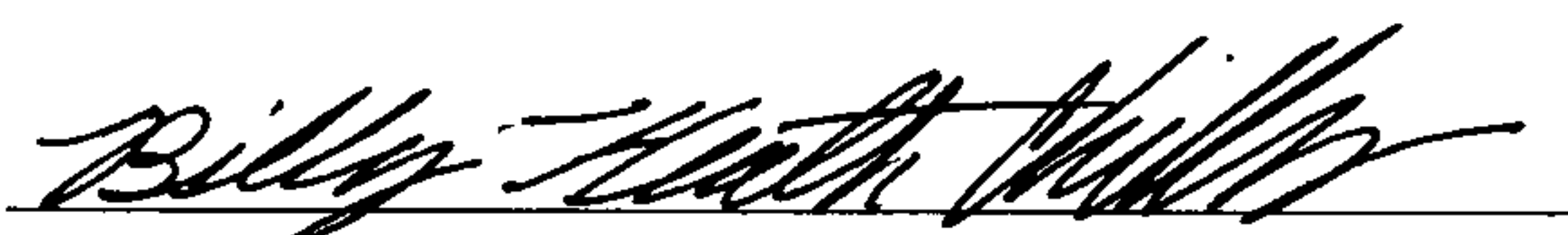
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Thousand and No/100 Dollars (**\$40,000.00**) in hand received by **Stacey Oliver Childers**, and husband, **Billy Heath Childers** (hereinafter called Grantors), the receipt whereof is hereby acknowledged, the undersigned do hereby remise, release, **quitclaim**, grant, sell and convey to the said, **James Gregory Oliver** (hereinafter called Grantee), all of their right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

: See EXHIBIT "A" Attached :

TO HAVE AND TO HOLD to said Grantee, James Gregory Oliver, forever.
Given under our hands and seals, this 15th day of November, 2013.


Stacey Oliver Childers,
Grantor

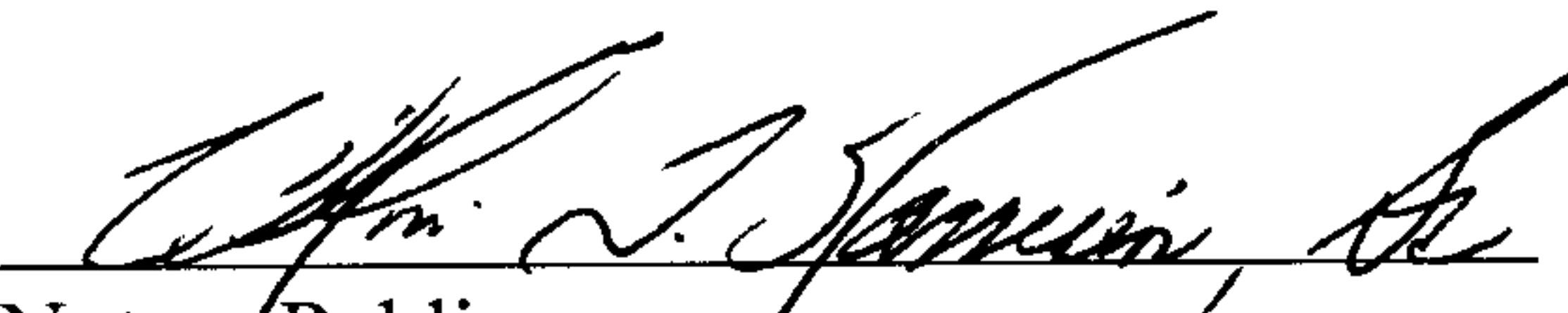

Billy Heath Childers,
Grantor

Shelby County, AL 11/15/2013
State of Alabama
Deed Tax: \$40.00

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for the County, in said State, hereby certify that **Stacey Oliver Childers**, 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 this deed, she executed the same voluntarily on the day the same bears date.

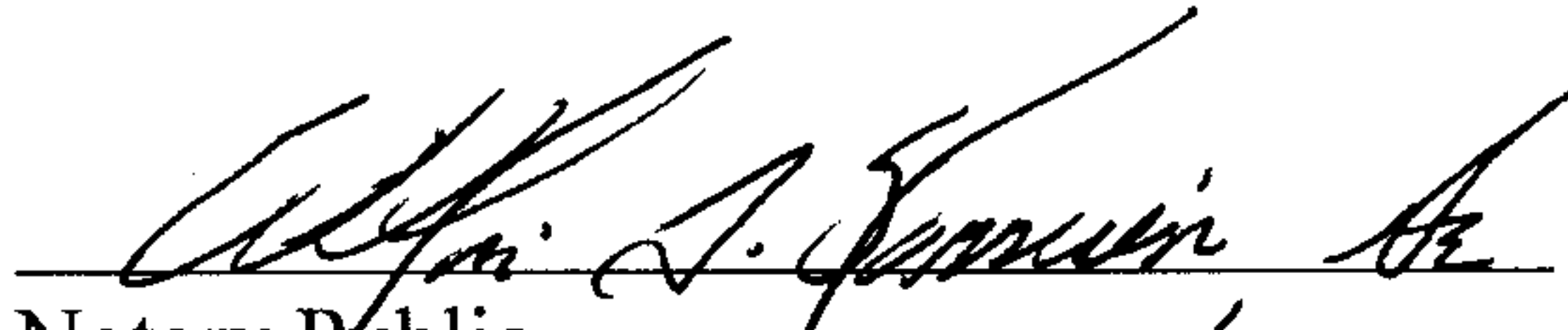
Given under my hand and official seal this 15 day of November, 2013.



Notary Public
My Commission Expires: 9-22-15

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for the County, in said State, hereby certify that **Billy Heath Childers**, 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 this deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of November, 2013.

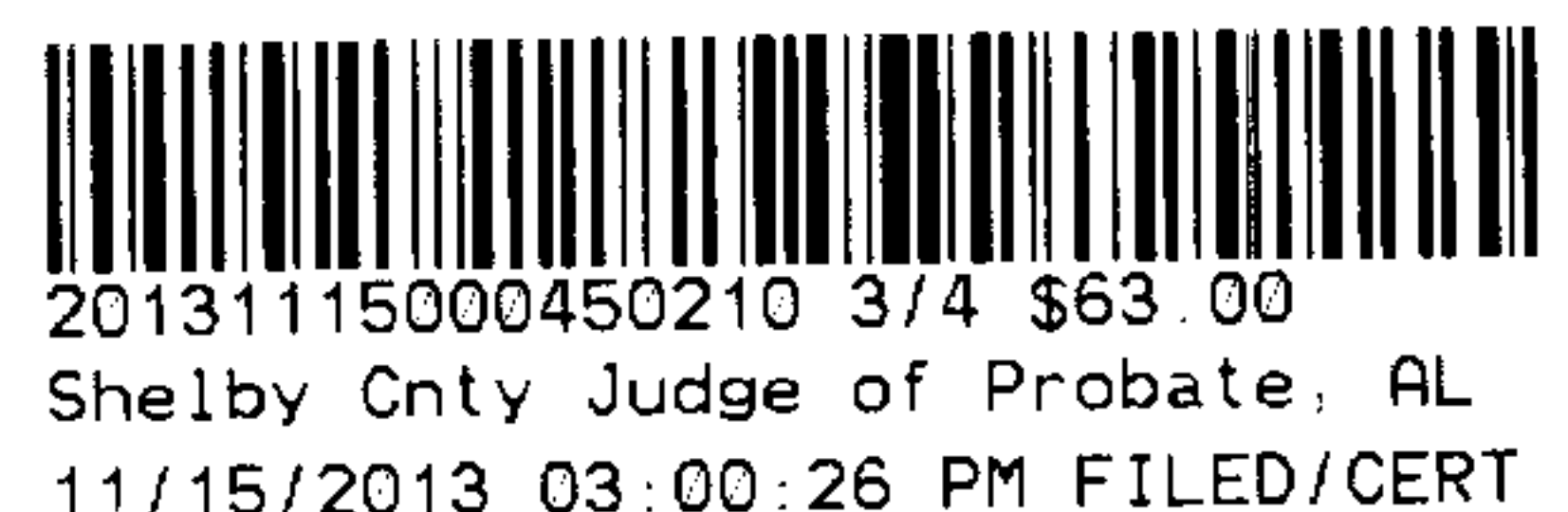

Notary Public
My Commission Expires: 9-22-15


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: EXHIBIT "A" :

Lot No. 7 in Shelby Shores- 1976 Addition, according to Map of said Shelby Shores - 1976 Addition as recorded in the Probate Office of Shelby County, Alabama, Map Book 6, Page 107, being otherwise described as follows:

Commence at the SW corner of the SW1/4 of NE1/4, Section 7, Township 22 South, Range 2 East; run Easterly along the southern boundary of the Quarter-Quarter Section to a point where the same is intersected by the Eastern right of way line of Marina Road, and run thence in a Northerly and Northeasterly direction along the Western boundary line of Lots 2, 3, 4, 5, and 6 to a point which is the Westernmost corner of said Lot 7 and the point of beginning of the property herein conveyed; thence continue in the same direction along said road 110.92 feet to a point; thence turn an angle of 90 degrees to the right and run Southeasterly 237 feet to the Easternmost corner of said Lot No. 7; thence turn to the right and run Southwesterly 113.08 feet to the point which is the Southernmost corner of said Lot No. 7; thence turn an interior angle of 101 degrees; 13 minutes; 07 seconds; and run in a Northwesterly direction a distance of 215 feet along the line separating Lot 6 and 7 of said subdivision to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name Stacey Oliver Childers
Mailing Address Billy Heath Childers
942 Wauwesome Road
Wilsonville, ALABAMA
35186

Grantee's Name James Gregory Oliver
Mailing Address _____

Property Address 220 Marina Road
Shelby ALABAMA 35051

Date of Sale 11-15-13
Total Purchase Price \$ 40,000 -

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 → Division of Property in divorce

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,

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 11-15-13

Print Shelby Oliver


Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


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