


This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P. O. Box 587
Columbiana, Alabama 35051

Grantee's address:
P.O. Box 122
Westover, AL 35185

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY


20140117000017280 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
01/17/2014 02:07:08 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Jerrell D. Bailey, Sr. and wife, Ruth Ann Bailey (hereinafter called GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Larry Cain Real Estate Co., Inc. (hereinafter called GRANTEE), all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

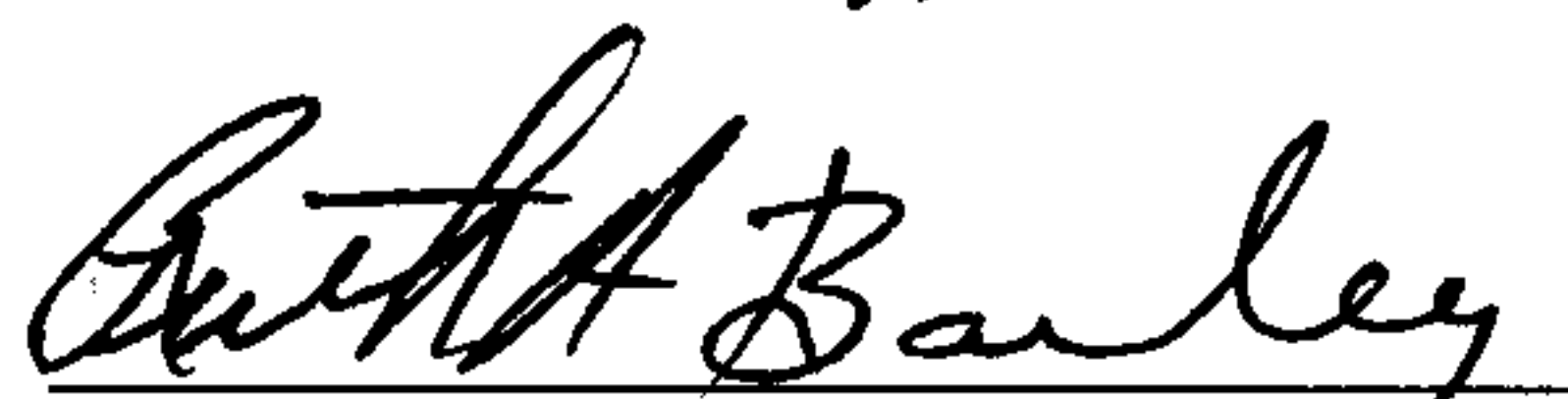
Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence N 00 deg. 24 min. 31 sec. W, a distance of 331.70 feet; thence S 89 deg. 51 min. 45 sec. E, a distance of 33.82 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 174.40 feet to a point on the Westerly R.O.W. line of Shelby County Highway 55; thence N 05 deg. 20 min. 55 sec. W and along said R.O.W. line, a distance of 210.78 feet; thence N 89 deg. 52 min. 05 sec. W and leaving said R.O.W. line, a distance of 156.19 feet; thence S 00 deg. 23 min. 33 sec. E, a distance of 209.81 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 16th day of January, 2014.

Shelby County, AL 01/17/2014
State of Alabama
Deed Tax: \$.50


Jerrell D. Bailey, Sr.

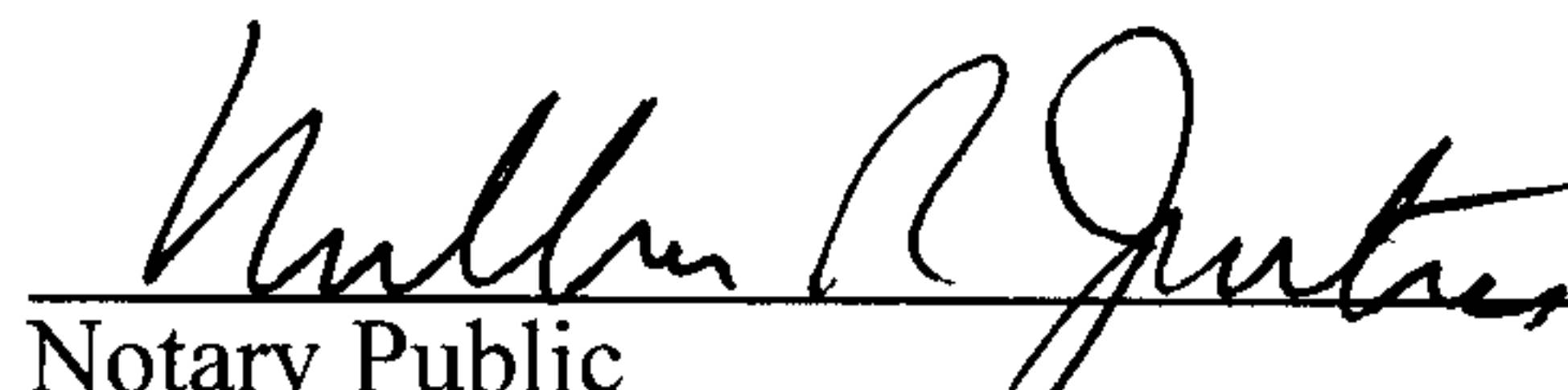

Ruth Ann Bailey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerrell D. Bailey, Sr. and Ruth Ann Bailey, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, 2014.




Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Jerrell D. Bailey, Sr. + Ruth Ann Bailey Grantee's Name Larry Cain Real Estate
Mailing Address 108 Bud Lane Mailing Address PO Box 122
Wilsonville, AL 35186 Weston, AL 35185

Property Address Hwy 55
Wilsonville, AL

Date of Sale 1-16-14
Total Purchase Price \$500.00



20140117000017280 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
01/17/2014 02:07:08 PM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other purchase money checks
☐ 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 1-16-14

Print Larry Cain

☐ Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one