



20140203000029430 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/03/2014 01:00:51 PM FILED/CERT

Prepared By
Recording requested by: Elziah Drake

When recorded, mail to:

Elziah Drake
9851 Bear Creek Rd
Storrett, AL 35147

Space above for Recorder's Use Only

Title Order # _____

Escrow # _____

Document Prepared by: Elziah Drake

Quitclaim Deed

The undersigned Grantor(s) declare:

The Document Transfer Tax is \$ 0

Assessor's Parcel # _____

☒ Unincorporated Area or _____ City of _____

____ Tax computed on full value of property conveyed, or

____ Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Quitclaim Deed is made on Jan 18, 2014, between
Arthur Bernard Avery, Grantor(s), of 3027-30th AUN
B'ham, AL 35207-4713 (address), and Mid and Elziah Drake,
Grantee(s), of 9851 Bear Creek Rd Storrett, AL 35147 (address).

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee(s), and his or her heirs and assigns, to have and hold forever, located at

Dandiver, Shelby County, State of Alabama:

1/8 E 1/4 S. 1 E.
An undivided ~~1/8~~ interest in:

The West half of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 15, the East half of the East half of the Southeast Quarter of Section 16, and the Northwest Quarter of the Northwest Quarter and the East half of the Southwest Quarter of the Northwest Quarter of Section 22, all in Township 18 South, Range 1 East.

Shelby County, AL 02/03/2014
State of Alabama
Deed Tax: \$2.00

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: Jan. 18, 2014

Paid A1800.00

Arthur Gentry
Signature of Grantor

Edward R. Finley
Signature of ~~Grantor~~ Witness

Bernadine Gentry
Name of ~~Grantor~~ Witness

Name of Grantor

Alabama A.B.A.
State of ~~California~~

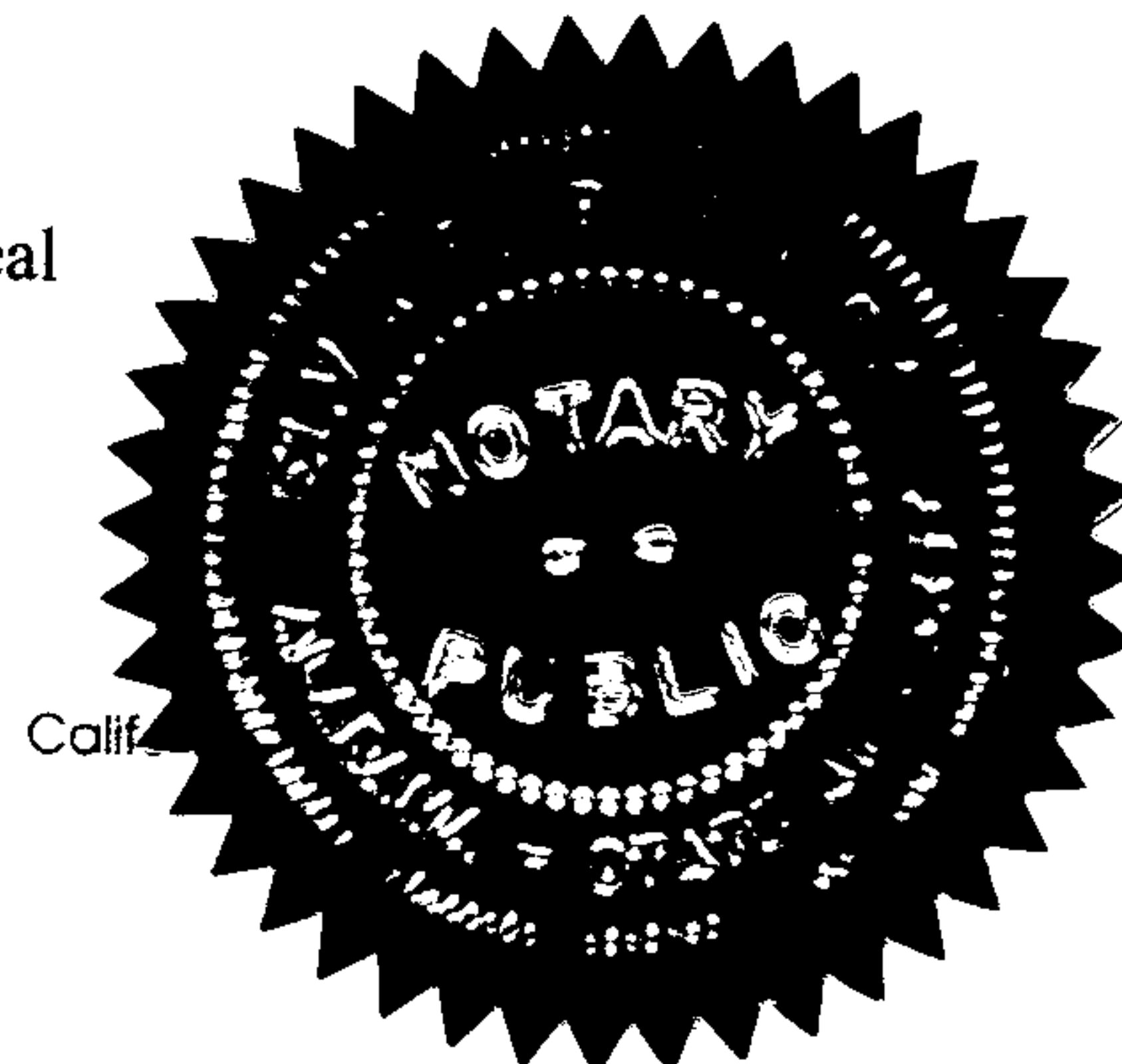
County of Shelby } S.S.

On Jan 18, 2014, before me, Edward R. Finley
(name and title of notary), personally appeared Arthur Gentry,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of ~~California~~ Alabama that the foregoing is true and correct. Witness my hand and official seal.

Edward R. Finley
Notary Signature

Seal



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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
Mailing Address

Arthur Bernard Ayrey
3027 30th Ave N
Birmingham, AL 35207-4713

Grantee's Name
Mailing Address

Mildred Elizabeth Drake
9851 Bear Creek Rd
Stemmett AL 35147

Property Address

Date of Sale

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

01-18-14²⁰¹⁴

1800.00

\$

\$

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 check

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 1-18-14²⁰¹⁴

Print Mildred Elizabeth Drake

Sign Mildred Elizabeth Drake
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

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