

This instrument was prepared by:

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P. O. Box 822
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After recording, return to:

STATE OF ALABAMA,
SHELBY COUNTY



20140204000031280 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
02/04/2014 10:46:28 AM FILED/CERT

QUITCLAIM DEED

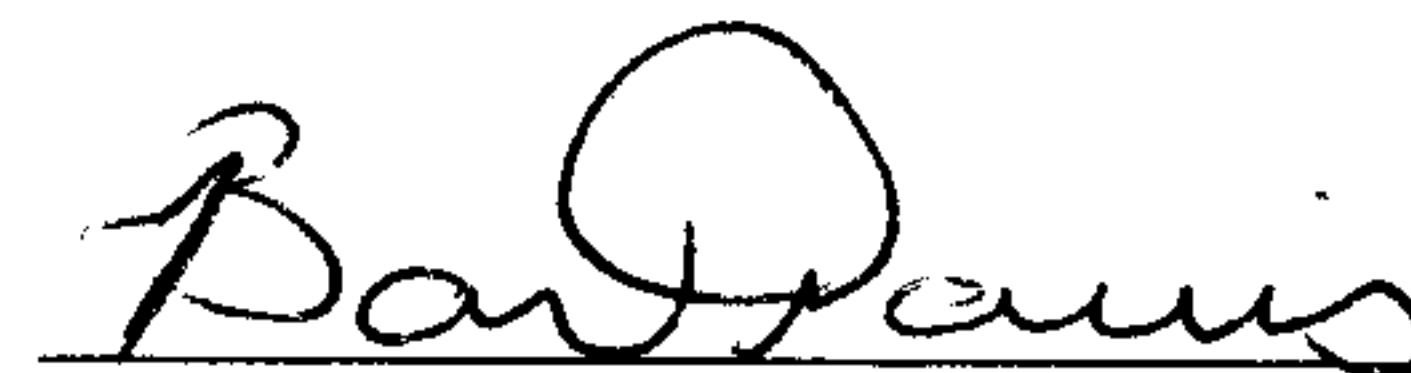
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twenty Thousand Three Hundred Ninety Eight Dollars and zero cents (**\$20,398.00**) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, ***Bart Davis, a married man***, hereby remises, releases, quit claims, grants, sells, and conveys to ***Susan Davis Joiner*** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

The above described property constitutes no part of the homestead of the Grantor.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 14th day of October, 2013.



BART DAVIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BART DAVIS, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 14th day of October, 2013.



Notary Public
My Commission Expires: 1-9-2017

EXHIBIT A
LEGAL DESCRIPTION

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of said 1/4-1/4 on a bearing of South 88 degrees 38 minutes 57 seconds West a distance of 1052.08 feet to a point; thence South 42 degrees 49 minutes 38 seconds West a distance of 814.92; thence South 31 degrees 42 minutes 27 seconds West a distance of 14.39 feet; thence South 88 degrees 58 minutes 22 seconds West a distance of 1106.31 feet; thence South 54 degrees 07 minutes 34 seconds West a distance of 476.53 feet to the Northeasterly corner of Bobby Joiner's property as recorded in Deed Book 226, Page 468; thence North 60 degrees 10 minutes 08 seconds West a distance of 140.00 feet to the Northeasterly line of Noma Joiner's property as recorded in Deed Book 289, Page 620; thence North 54 degrees 07 minutes 34 seconds East a distance of 175.00 feet to the Northeasterly corner of said property; thence North 60 degrees 10 minutes 08 seconds West a distance of 15.0 feet to the Southeasterly corner of Ruby Joiner's property as recorded in Deed Book 292, Page 206; thence North 54 degrees 07 minutes 34 seconds East a distance of 300.00 feet to the Northeasterly corner of said property; thence North 45 degrees 57 minutes 04 seconds East a distance of 763.23 feet to the North line of said Section 16; thence turn to the right and run a Southerly direction parallel with the Western line of the 1/4-1/4 Section a distance of 450 feet, more or less, to a point on the Northern boundary of an existing unpaved access road, which said point is the point of beginning of the property herein described thence turn to the left and run in an Easterly direction along the Northern boundary of said unpaved road a distance of 300 feet to a point; thence turn to the left and run in a Northerly direction parallel with the Western boundary of said 1/4-1/4 Section a distance of 300 feet to a point; thence turn to the left and run Westerly parallel with the northern boundary of said unpaved access easement a distance of 300 feet to a point; thence turn to the left and run 300 feet in a Southerly direction to point of beginning.

AND 30' easement lying South of above property as shown in Map Book 31, Page 116 of Joinertown Family Subdivision.


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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 Bart Davis
Mailing Address 3437 Hwy 37
Shelby, AL 35143

Grantee's Name Susan Davis Joiner
Mailing Address 259 Country Drive
Columbiana, AL 35051

Property Address 259 Country Dr
Columbiana

Date of Sale 10-14-13
Total Purchase Price \$ 20,398.00
Or
Actual Value \$ _____
Or
Assessors 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 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, 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Susan Davis Joiner

☐ Unattested _____
(verified by)

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



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