

20140319000076380 1/3 \$48.50  
Shelby Cnty Judge of Probate, AL  
03/19/2014 03:35:11 PM FILED/CERT

This instrument was prepared by  
(Name) Glen Ingram  
(Address) 245 Hwy 467 Vincent, Alabama 35178

*(Space above reserved for Recorder of Deeds Certification)*

## Quit Claim Deed

This indenture, made on the 26<sup>th</sup> day of December 2013, by and between **FRANCES DIANE EVANS**, parties of the first part and known as the "Grantor", who reside in the county of Shelby in the State of Alabama; and **ADDIE RUTH INGRAM**, parties of the second part and known as the "Grantee" of Shelby County of the State of Alabama. **WITNESSETH**, the Grantor, for and in consideration of the sum of \$1.00 dollars, and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, do by the presents, Remise, Release and forever all of my right, title and interest unto the Grantee the following described real estate, tact of parcel of land, lying and being situate in the County of Shelby and the State of Alabama, to wit:

**Commence at the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed North along the West boundary of said quarter-quarter section for a distance of 390.0 feet to the point of beginning. From this beginning point turn an angle of 101 degree 57 minutes to the right and proceed south 78 degrees 03 minutes East for a distance of 1034.5 feet to a point on the West right of way line of the Harpersville-Calcis Road; thence proceed Northeasterly along the Westerly right of way line of said road for a distance of 510.0 feet, more or less, to a point that is South 85 degrees 16 minutes East of and 1277.43 feet from; thence proceed North 85 degrees 16 minutes West for a distance of 1277.43 feet to a point on the West boundary of said quarter-quarter section; thence proceed South along the West boundary of said quarter-quarter section for a distance of 335.0 feet to appoint of beginning. The above-described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 19 South Range 2 East, Shelby County, Alabama and contains 12.4 acres.**

Shelby County, AL 03/19/2014  
State of Alabama  
Deed Tax: \$28.50

**TO HAVE AND TO HOLD** the same with all rights, immunities, privileges, and appurtenances thereto belonging or in anywise appertaining unto the said Grantee and unto successors and assigns forever so that nether the said Grantor nor any other persons for the said Grantor of in their name and or behalf shall or Hereafter claim or demand any right to the aforesaid premises of any part thereof; but they and ever one of them shall be, by the presents, excluded and forever barred.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set their hand the day and first above written.

**GRANTOR**

Frances Diane Evans  
Frances Diane Evans

STATE OF ALABAMA  
COUNTY OF SHELBY

On this 27 day of January <sup>2014</sup>~~2013~~, before me personally appeared to known to be the person described in the who executed and forgoing instrument and acknowledged to me that they executed the same as their free act and deed and for purposes therein stated.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed by official seal, the day and year last above written.

Misty Leggett  
Notary Public

My commission expires: 6/13/16



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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 Frances Diane Evans  
Mailing Address 177 Hwy 467  
Vincent AL

Grantee's Name Addie Ruth Ingram  
Mailing Address 247 Hwy 467  
Vincent AL

Property Address Vincent AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 198,220  $\frac{1}{7} = 28,317$

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

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 3/19/14

Print Glen Ingram

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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