

This instrument was prepared by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Ray Halvorson

35 Oakdale Dr
Montevalle AL 35115

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **THIRTY THOUSAND DOLLARS and 00/100 (\$30,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Joseph Shepherd, a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Ray Halvorson** (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.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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

Given under my hand and seal, this 14 day of May, 2014.



Joseph Shepherd

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joseph Shepherd**, 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 14 day of May, 2014.



Notary Public
My Commission Expires: _____

Shelby County, AL 06/11/2014
State of Alabama
Deed Tax: \$30.00



20140611000176430 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
06/11/2014 12:08:43 PM FILED/CERT


**EXHIBIT A
LEGAL DESCRIPTION**

**METES AND BOUNDS: BEG @ NE COR SEC11 T24N R12E TH S ALG E LN SEC11 1038 TO POB TH W 275 TO ELN
CATON DR TH S ALG E LN CATON DR 329' TO N LN ASH155 TH ALG 155 SE240 N3 04 E135
TO E LN SEC 11 N35 TO POB**

Property described above is one in the same as property described as follows:

Commence at the NE corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24, Range 12 East and run South along the East line of said forty acres 1038 feet to the point of beginning; thence Westerly along South line Hunnicut lot 275 feet, more or less, to the East line of Caton Drive; thence South 7 deg. West and along the East line of said Caton Drive 178 feet; being NW corner of the lot described below; thence due East 287 feet to the East line of said forty acres; thence North along same 133 feet to the point of beginning, being described as the Southerly portion of Lot 2 on a survey made by Harvey A. Deason on 11-16-63. Also commence at the NE corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24, Range 12 East and run South along the East line of said forty acres 1171 feet; thence due West 135 feet to the point of beginning; thence continue in the same direction West 152 feet to the East line of Caton Drive; thence along same South 7 deg. West 151 feet to the Northeasterly line of Alabama Highway No.155; thence along same South 46 deg. 45 min. East 240 feet; thence North 3 deg. East 304 feet to the point of beginning, the same being described as Lot 1 according to a survey made by Harvey A. Dason on November 16, 1963.

Subject to transmission line permits to Alabama Power Company dated April 17, 1936 recorded in Deed Book 101, page 117 in Probate Office and dated April 28, 1964 recorded in Deed Book 231, page 249.


20140611000176430 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
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Recorder's Office
Real Estate Sales Validation Form

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

Grantor's Name Joseph Shepherd
Mailing Address 2700 Paden Tr
Birmingham AL 35228
Property Address 20 Forrest Dr
Montevalle AL 35115

Grantee's Name Ray Halverson
Mailing Address 35 Oakdale Dr
Montevalle AL 35115
Date of Sale 5-14-14
Total Purchase Price 30,000.00
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

Verbal Agreement

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 of 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 5-14-14

Print Joseph Shepherd

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140611000176430 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
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Form RT-1