

THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, BENNETT, WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
James R. Allen
10937 Gallups Crossroad
Harpersville, AL 35078

STATE OF ALABAMA)
SHELBY COUNTY) **QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTOR, **Kimberly D. Allen**, an unmarried individual, (hereinafter referred to as GRANTOR), hereby releases, quit claims, grants, sells and conveys unto the GRANTEE, **James R. Allen**, (hereinafter referred to as GRANTEE), all of her right, title, interest and claim in or to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.


Conveyance by the Grantor is pursuant to the provisions of a final judgment of divorce entered by the Circuit Court of Shelby County, Alabama on September 30, 2014, Case No. DR-2014-900544.

Kimberly D. Allen is one and the same person as Kimberly Dyann Allen in that certain deed recorded in Instrument 2001-44283 in the Probate Office of Shelby County, Alabama; and one and the same person as Kimberly Allen in that certain deed recorded in Instrument 20050125000036570 in said Probate Office.

Note: The preparer of this deed has not researched the title to the subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

IN WITNESS WHEREOF, said GRANTOR, **Kimberly D. Allen**, has hereunto set her hand and seal this the 06 day of October, 2014.


Kimberly D. Allen

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kimberly D. Allen, an unmarried individual, 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of October, 2014.

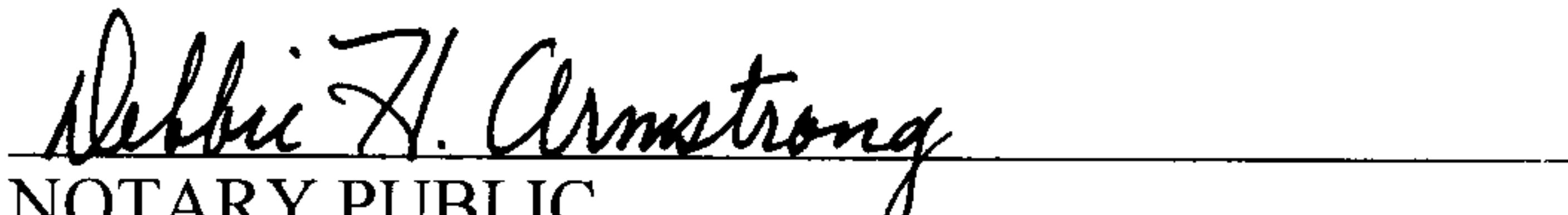

NOTARY PUBLIC
My Commission Expires: 2-24-18

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

Commence at the point where the East right of way line of Shelby County Highway No. 62 intersects the North line of the SE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 2 East; thence run Southerly along the East right of way line of said Highway a distance of 494 feet to a point, said point being the point of beginning of the property herein described; thence continue South along the East line of said Highway right of way a distance of 284.5 feet to a point; said point being the Northwest corner of the Charles Crowson property; thence run East, parallel to the North line of said 1/4 1/4 Section a distance of 210 feet to a point; thence run North parallel to the East line of said Highway 62 right of way a distance of 284.5 feet to a point; thence run West parallel to the North line of said 1/4 1/4 Section a distance of 210 feet, to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2

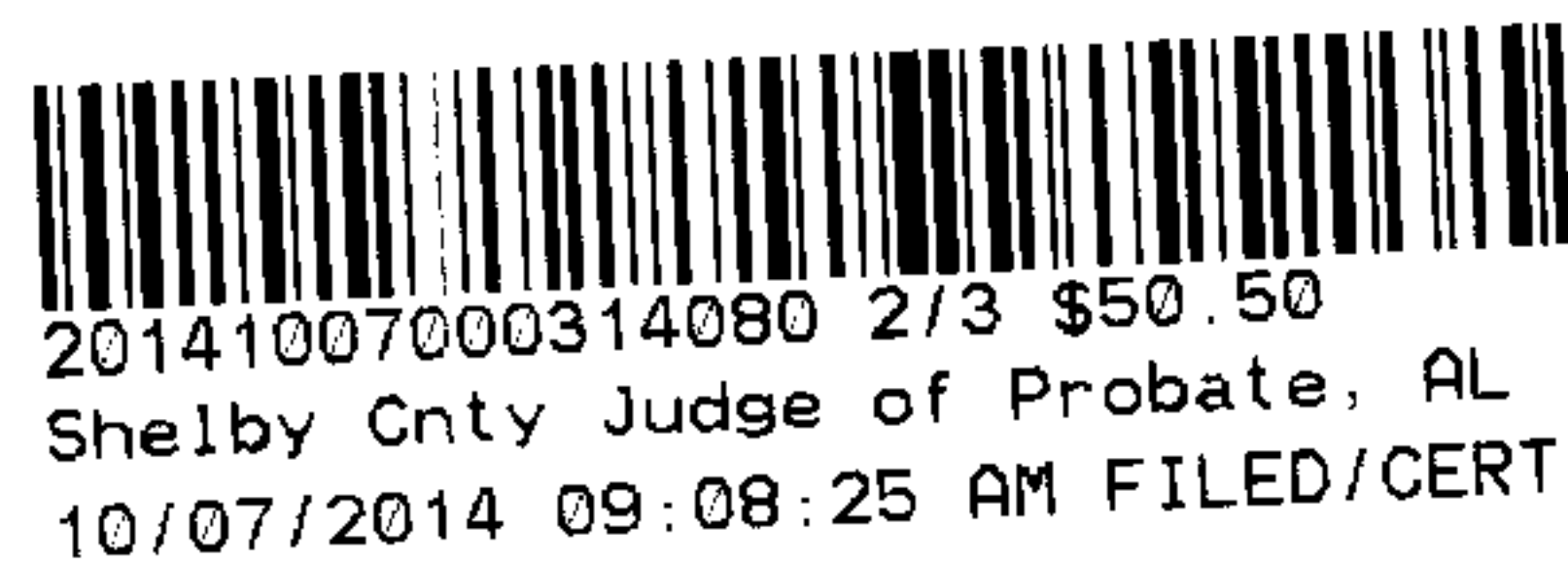
Commence at the Southeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and run Northerly along the East line of said Section 3 a distance of 574.06 feet to a point; thence turn an angle of 91 deg. 40 min. left and run Westerly a distance of 22.75 feet to a point on the West right of way line of a public road and the point of beginning of the property being described; thence continue along last described course a distance of 225.0 feet to a point; thence turn an angle of 91 deg. 40 min. right and run Northerly a distance of 116.0 feet to a point; thence turn an angle of 88 deg. 20 min. right and run Easterly a distance of 225.0 feet to a point on the said West right of way line of said road; thence turn an angle of 91 deg. 40 min. right and run Southerly along the said right of way line a distance of 116.0 feet to the point of beginning; containing 0.60 of an acre and marked on each corner with a steel pin.

Parcel 3

Commence at the point where the East right of way line of Shelby county Highway No. 62 intersects the North line of the SE 1/4 of the SW 1/4 of Section 20, Township 19, Range 2 East; thence run Southerly along the East right of way line of said Highway a distance of 352 feet to a point, said point being the point of beginning of the property herein described; thence continue South along the East line of said Highway right of way a distance of 142 feet to a point; thence run East, parallel to the North line of said 1/4 1/4 Section a distance of 210 feet to a point; thence run North, parallel to the East line of said Highway 62 right of way a distance of 142 feet to a point; thence run West, parallel to the North line of said 1/4 1/4 Section a distance of 210 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Kimberly D. Allen



Real Estate Sales Validation Form

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

Grantor's Name	Kimberly D. Allen
Mailing Address	22 Kaycee Lane Sylacauga, AL 35150

Grantee's Name James R. Allen
Mailing Address 10937 Gallups Crossroad
Harpersville, AL 35078

Property Address	Acreage in Shelby County, AL
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Date of Sale October 6, 2014

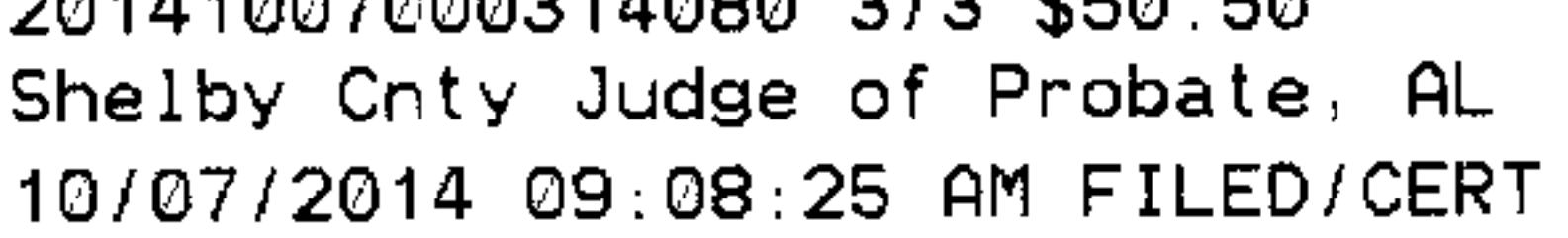
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value $\$ 1/2 = \$30,490.00$



20141007000314080 3/3 \$50.50
Shelby Cnty Judge of Probate, AL
10/07/2014 09:08:25 AM FILED/CERT

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	
X	Other Tax Assessment

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 10/6/14

Print

____ Unattested _____
(verified by)

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

Form RT-1