



20141112000356690 1/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
11/12/2014 03:56:34 PM FILED/CERT

Recording requested by: Larry Earl Ashew Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Larry Earl Ashew

Name Larry Earl Ashew

Address: 225 Nearest Lane

Address 225 Nearest Lane

City/State/Zip: Columbia AL 35051

City/State/Zip Columbia, AL 35051

Property Tax Parcel/Account Number: 226 14 0 000 029.007  
226 14 0 000 029.001

## Quitclaim Deed

This Quitclaim Deed is made on 11-4-14, between

Alicia Ann Ashew, Grantor, of 3148 Allison Bonnett Memorial Dr  
Jefferson, City of Huey Town, State of Alabama 35073,  
and Larry Earl Ashew, Grantee, of 225 Nearest Lane  
Shelby, City of Columbia, State of Alabama 35051.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 225 Nearest Lane  
Shelby, City of Columbia, State of Alabama 35051:

Shelby County, AL 11/12/2014  
State of Alabama  
Deed Tax: \$7.00

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.

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Dated: 11-4-2014

Alicia Ann Osburn  
Signature of Grantor

Alicia Ann Osburn  
Name of Grantor

Gerald D Banks Jr  
Signature of Witness #1

Gerald D Banks Jr  
Printed Name of Witness #1

Michelle Smitherman  
Signature of Witness #2

Michelle Smitherman  
Printed Name of Witness #2

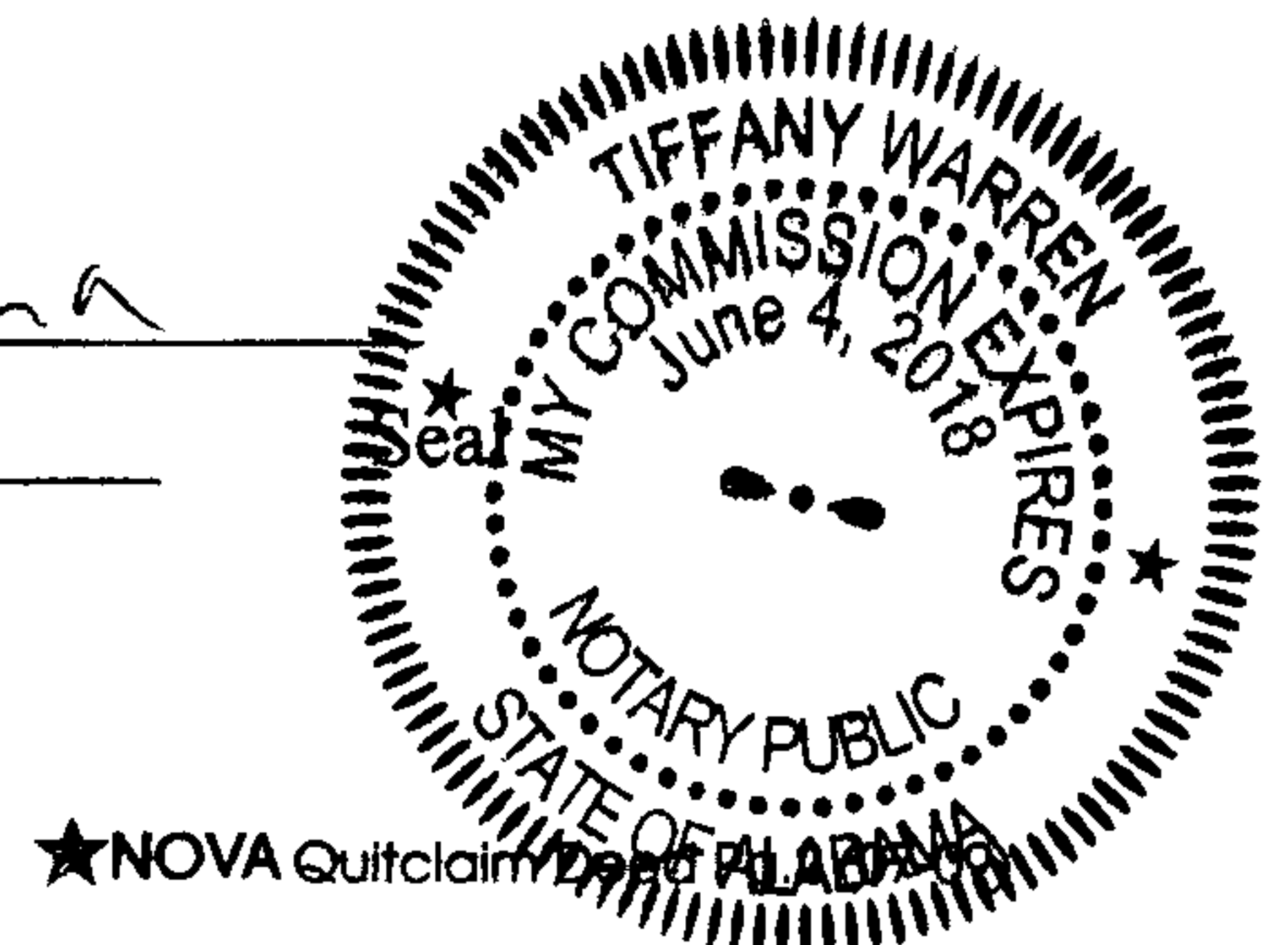
State of Alabama County of Shelby  
On 11/12/2014, the Grantor, Alicia Osburn,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Tiffany Warren  
Notary Signature

Notary Public,  
In and for the County of Shelby State of Alabama  
My commission expires: June 4<sup>th</sup> 2018

Send all tax statements to Grantee.



**PARCEL 3**

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama; thence N87°36'26"W, a distance of 314.30' to the POINT OF BEGINNING; thence N13°02'54"E, a distance of 34.85'; thence N60°45'26"W, a distance of 70.34'; thence N12°15'56"E, a distance of 96.16'; thence N84°03'24"W, a distance of 74.71'; thence S00°52'16"W, a distance of 165.47'; thence S87°36'25"E, a distance of 110.00' to the POINT OF BEGINNING.

Said Parcel containing 0.30 acres, more or less.



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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 Alicia Ann Ashew  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_ 35051

Grantee's Name Larry Ashew  
Mailing Address 225 Nearest Lane  
Columbiana AL 35051


Property Address no address  
Assigned  
(4 Parcels  
diff. addresses)

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 6,660.00

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

  
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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 5/29/14

Print Larry Ashew

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one