

Address of the Grantors:

Address of the Grantee:

808 Shady Oak Lane

808 Shady Oak Lane

Alabaster, AL 35007

Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men By These Presents, That **Johnny E. Molina** and **Carolyn S. Molina**, husband and wife, hereinafter called the Grantors, for and in consideration of the sum of Eighty-Seven Thousand Five Hundred (\$87,500.00) DOLLARS, which constitutes the fair market value of the interest being conveyed, and other good and valuable consideration in hand paid by **Johnny E. Molina**, hereinafter called the Grantee, the receipt and sufficiency whereof is hereby acknowledged, do hereby remise, release, and forever quit claim unto the said Grantee, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 3 West, described as follows:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Northerly along the East line of said 1/4 - 1/4 a distance of 900.0 feet to a point; thence turn an angle of 88° 30' left and run Westerly a distance of 380.0 feet to a steel pipe corner set on the West margin of a graveled public road and the point of beginning of the property being described; thence turn an angle of 88° 30' 00" to the right and run Northerly along the West margin of said road or street a distance of 136.74 feet to a steel pipe corner; thence turn an angle of 86° 05' 15" left and run Westerly a distance of 280.35 feet to a steel pipe corner; thence turn an angle of 93° 54' 45" left and run Southerly a distance of 145.18 feet to a steel pipe corner; thence turn an angle of 88° 30' 00" left and run Easterly a direction of 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Commonly known as 808 Shady Oak Lane, Alabaster, AL 35007.

TO HAVE AND TO HOLD the same unto the said Grantee, in fee simple, forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this, the 31 day of Oct 2014.

Johnny E. Molina
Johnny E. Molina

Carolyn S. Molina
Carolyn S. Molina

STATE OF AL)
COUNTY OF Baldwin)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Johnny E. Molina and Carolyn S. Molina**, whose names as Grantors are signed to the foregoing conveyance, and who are known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this, the 31 day of Oct 2014 2014.

[Signature]
Notary Public in and for the
State of AL
My Commission Expires: 9/24/18

THIS INSTRUMENT WAS PREPARED BY
Robert D. Selwyn, Esq.
900 Bienville Boulevard
Dauphin Island AL 36528


20141118000363150 2/3 \$107.50
Shelby Cnty Judge of Probate, AL
11/18/2014 12:21:12 PM FILED/CERT

Real Estate Sales Validation Form

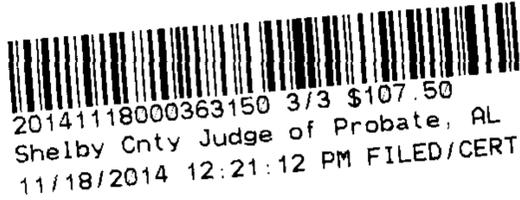
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Johnny E. & Carolyn S. Molina
Mailing Address 808 Shady Oak Lane
Alabaster, AL 35007

Grantee's Name Johnny E. Molina
Mailing Address 808 Shady Oak Lane
Alabaster, AL 35007

Property Address 808 Shady Oak Lane
Alabaster, AL 35007

Date of Sale 10/31/2014
Total Purchase Price \$
or
Actual Value \$ 87500.00
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

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 11-14-14

Print Julie Rose - Nations Direct

Unattested (verified by)

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

Print Form