

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Sandy F. Johnson

Attorney at Law

3170 Highway 31 South

Pelham, AL 35124

(205) 445-1619

Send Tax Notice to:

(Name) David L. Taft

(Address) 295 Highway 22

Montevallo, AL 35115

MINIMUM VALUE: \$10,000.00

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to **Courtney Leigh Taft**, an unmarried woman, the "Grantor" herein, in hand paid by **David L. Taft**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title, interest, and claim in or to the following described real estate, to wit:

20141209000386660
12/09/2014 02:42:24 PM
DEEDS 1/3

See Exhibit "A attached hereto for legal description.

Subject to existing easements, restrictionn, encumbrances, rights of way, limitations, if any, of record.

Subjet to ad valorem taxes for the current year.

It is the intent of the Grantor herein to convey any and all interest which she may have relating to that certain unrecorded General Warranty Deed executed on November 12, 2013.

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **David L. Taft**, and Grantee's heirs and assigns forever.

Given under my hand and seal this 8th day of December, 2014.

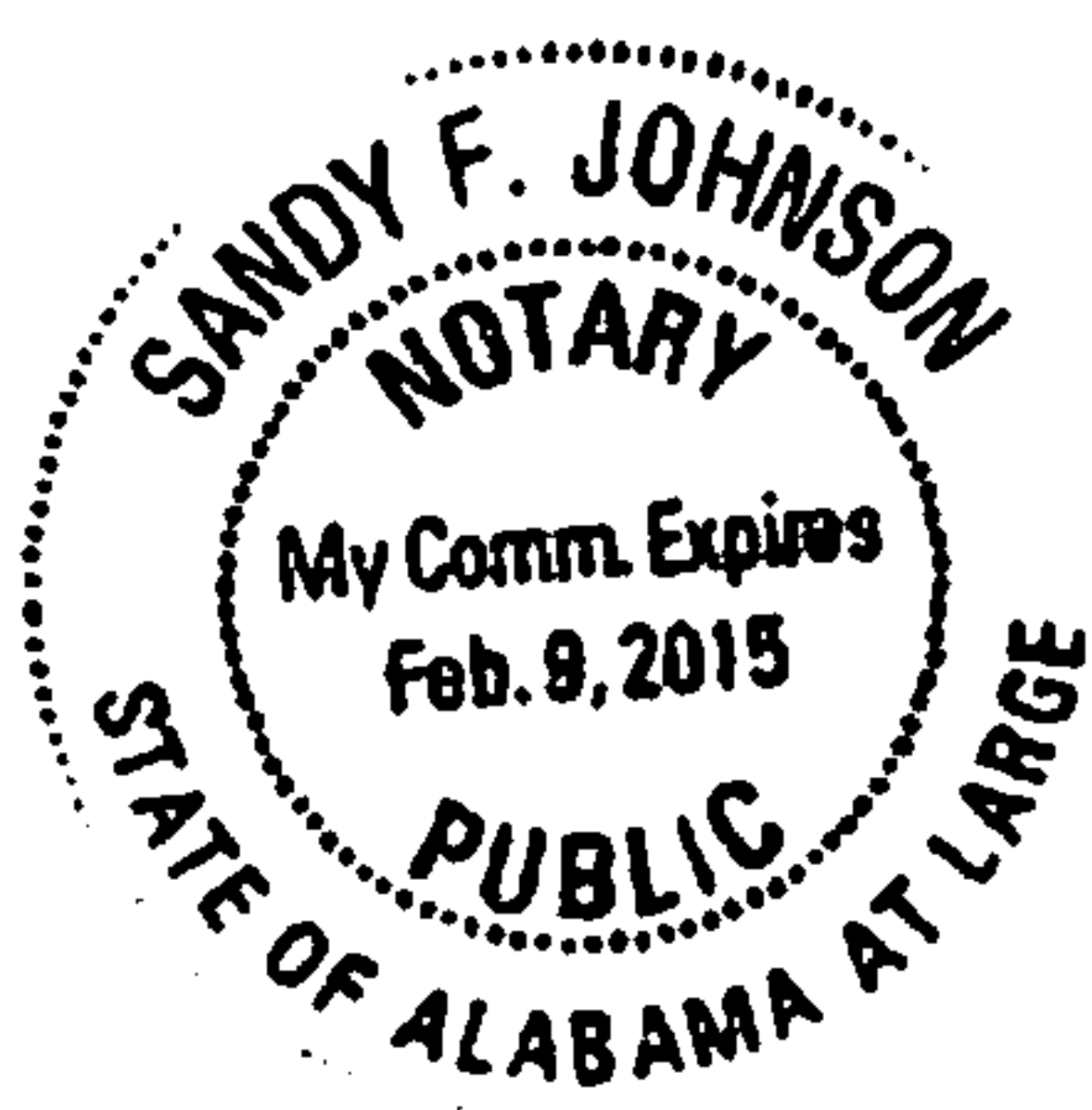
Courtney Leigh Taft
Courtney Leigh Taft

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Courtney Leigh Taft**, 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, she executed the same voluntarily on the day same.

Given under my hand and seal on December 8, 2014.

Sandy F. Johnson
Notary Public
My commission expires: _____



Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence northerly along the E line of said $\frac{1}{4}$ - $\frac{1}{4}$ 445 feet to a point on the northeasterly right of way line of Shelby County Highway 10; thence continue along the last described course 225.15 feet to a fence line; thence turn $2^{\circ}44'41''$ left and continue northerly along said fence 174.39 feet to a point on the southeasterly right of way line of Shelby County Highway 22; thence turn $130^{\circ}34'44''$ left to chord and run southwesterly along a curve to the left, said curve having a central angle of $6^{\circ}07'17''$, a radius of 1,890 feet for an arc of 201.92 feet to a concrete highway monument; thence turn $35^{\circ}57'32''$ left from chord, and continue along said Highway 22 right of way line 68.74 feet to a point on the northeasterly right of way line of said Highway 10; thence turn $52^{\circ}08'42''$ left (to chord) and run in a southeasterly direction along a curve right, said curve having a central angle of $20^{\circ}26'59''$, a radius of 715 feet to an arc 255.19 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Courtney Leight Taft
Mailing Address 295 Highway 22
Montevallo, AL 35115

Grantee's Name David L. Taft
Mailing Address 295 Highway 22
Montevallo, AL 35115

Property Address Land Only

Date of Sale 12/8/2014

20141209000386660
12/09/2014 02:42:24 PM DEEDS
3/3

Total Purchase Price \$
or
Actual Value \$ 10,000.00
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 Prior Sales Price



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/09/2014 02:42:24 PM
530.00 CHERRY
20141209000386660

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 12/8/14

Print Sandy F. Johnson

Unattested

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

(verified by)

