

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) Kimberly B. Cato

(Address) 102 Griffin Dr.

Helena AL 35080

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

20150320000088610

03/20/2015 03:44:48 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Kevin T. Cato and Kimberly B. Cato**, the “Grantors” herein, in hand paid by **Kimberly B. Cato, an unmarried woman**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Lot 9, according to the Survey of Sunnybrook, First Sector, as recorded in Map Book 7, Page 1, in the Probate Office of Shelby County, Alabama.

Parcel II: A part of Lot 14, according to the Map and Survey of Royal Pines, Phase One, as recorded in Map Book 11, Page 51, in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the northeast corner of Lot 14, Royal Pines, Phase One, as recorded in Map Book 11, Page 51, Shelby County, Alabama and run south 69 degrees 33 minutes 42 seconds west 186.90 feet along the northerly line of said Lot 14 to the northwesterly corner of said Lot 14 to point of beginning; thence south 01 degrees 48 minutes 36 seconds west, 29.45 feet along the westerly line of said Lot 14; thence left 90 degrees 00 minutes and run southeast 20.80 feet; thence left 90 degrees 00 minutes and run northerly for 10.00 feet; thence left 46 degrees 55 minutes 54 seconds and run northwesterly 28.48 feet to the point of beginning.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

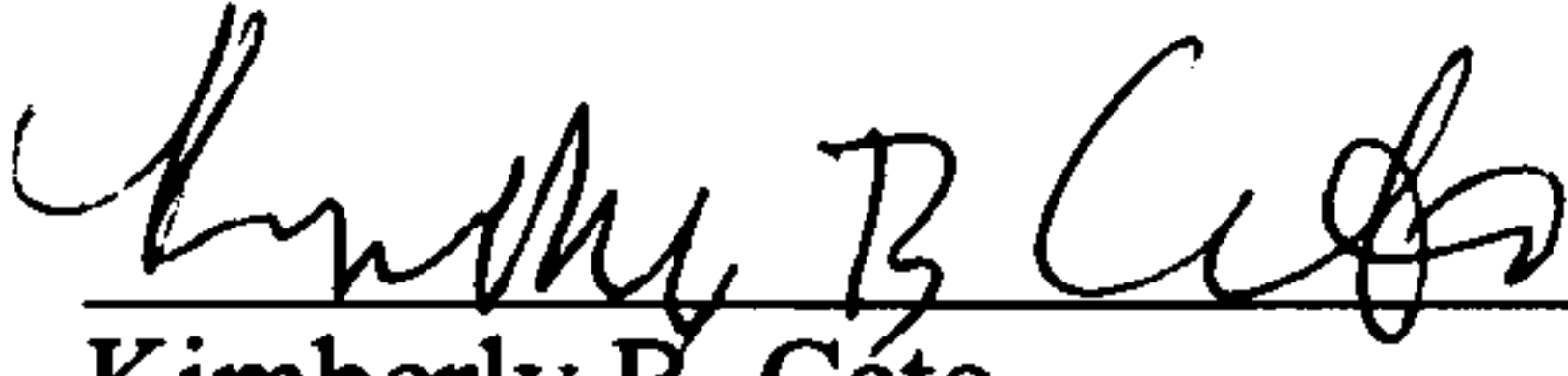
Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Kimberly B. Cato**, and Grantee’s heirs and assigns forever.

Given under my hand and seal this 16th day of March, 2015.



Kevin T. Cato



Kimberly B. Cato

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Kevin T. Cato and Kimberly B. Cato**, who names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 16th day of March, 2015.



Notary Public
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Kevin T. Cato and
Mailing Address Kimberly B. Cato
102 Griffin Drive
Helena, Alabama 35080

Grantee's Name Kimberly B. Cato
Mailing Address 102 Griffin Drive
Helena, AL 35080

Property Address 102 Griffin Drive
Helena, AL 35080

Date of Sale 03/16/2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 76,000.00 (1/2 interest)

20150320000088610 03/20/2015

03:44:48 PM DEEDS 2/2

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

☐ Appraisal

☐ Sales Contract

☒ Other Assessed Value

☐ Closing Statement

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).

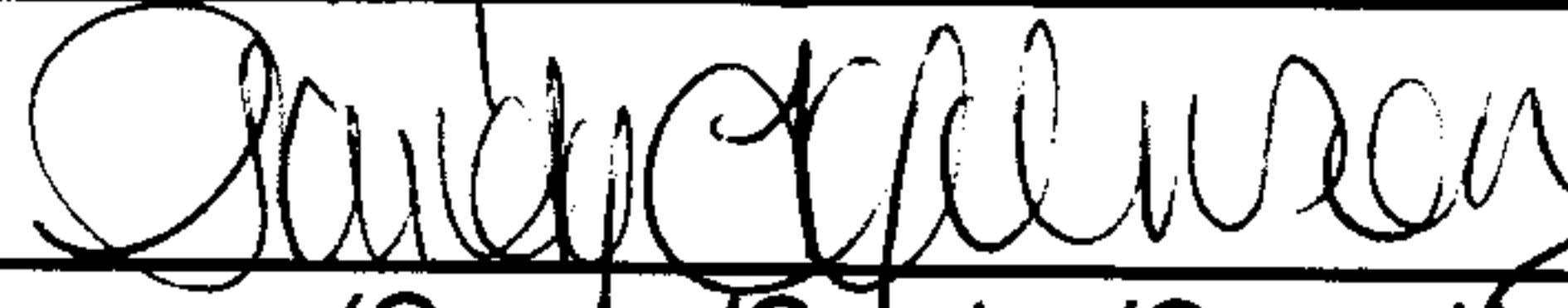
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/16/15

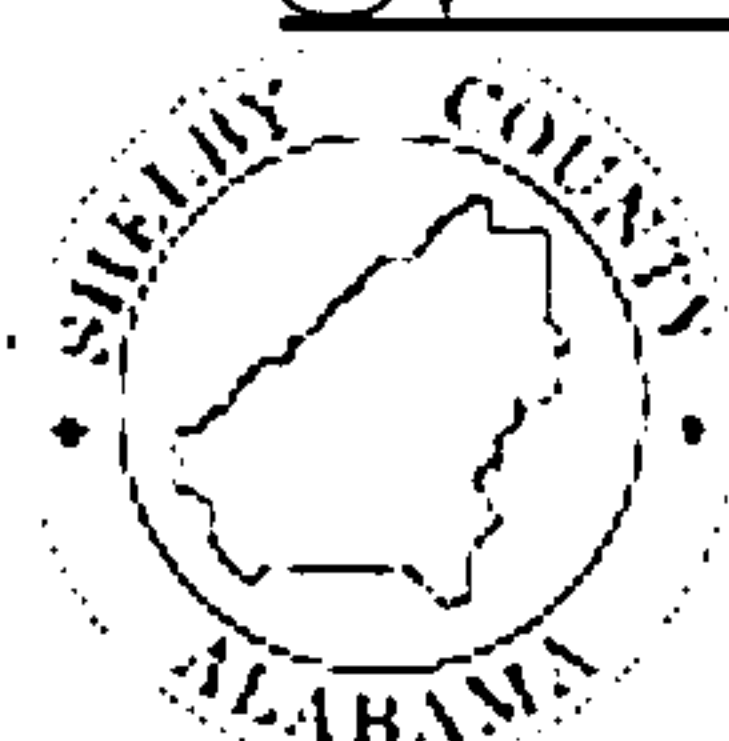
Print

Sandy E. Johnson

Sign



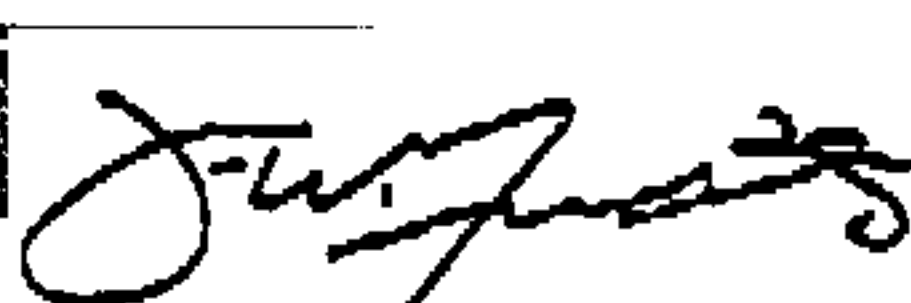
(Grantor/Grantee/Owner/Agent) circle one



ed

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL (verified by)
03/20/2015 03:44:48 PM
\$93.00 JESSICA
20150320000088610





Form RT-1