

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 Parkway Drive  
Leeds, AL 35094

Send Tax Notice to:  
7263 President Street  
Leeds, AL 35094

**QUITCLAIM DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **CAROLYN DAVIS** a married woman, hereby remise, release, quit claim, grant, sell and convey to **STEPHANIE MARIE LEDLOW** (hereinafter called Grantees), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:


**TRACT (1): COMMENCE AT A ½" REBAR CAPPED(PARKS) MARKING THE SW CORNER OF THE SE ¼-NW¼ OF SECTION 12, T-18-S, R-1-E, THENCE N00°33'26"E 620.23' ALONG THE WEST LING OF SAID FORTY TO A ½" REBAR CAPPED (CA-497-LS) ALSO BEING THE POINT OF BEGINNING THENCE CONTINUE N 00°33'26"E 169.65' ALONG SAID FORTY LINE TO A ½" REBAR CAPPED (PARKS),THENCE LEAVING SAID FORTY LINE S89°12'37"E 253.91' TO A ½" REBAR, THENCE S00°24'13"W159.91' TO A ½" REBAR CAPPED (CA-497-LS), THENCE S 88°35'35"W 254.48' TO THE POINT OF BEGINNING, CONTAINING 0.96 ACRES MORE OR LESS.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.**

**LEGAL DESCRIPTION PROVIDED BY GRANTOR**

**THIS IS NOT THE HOMESTEAD OF THE GRANTOR**

Shelby County, AL 04/02/2015  
State of Alabama  
Deed Tax:\$6.50

  
20150402000103510 1/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
04/02/2015 09:37:46 AM FILED/CERT

TO HAVE AND TO HOLD to said Grantee forever.

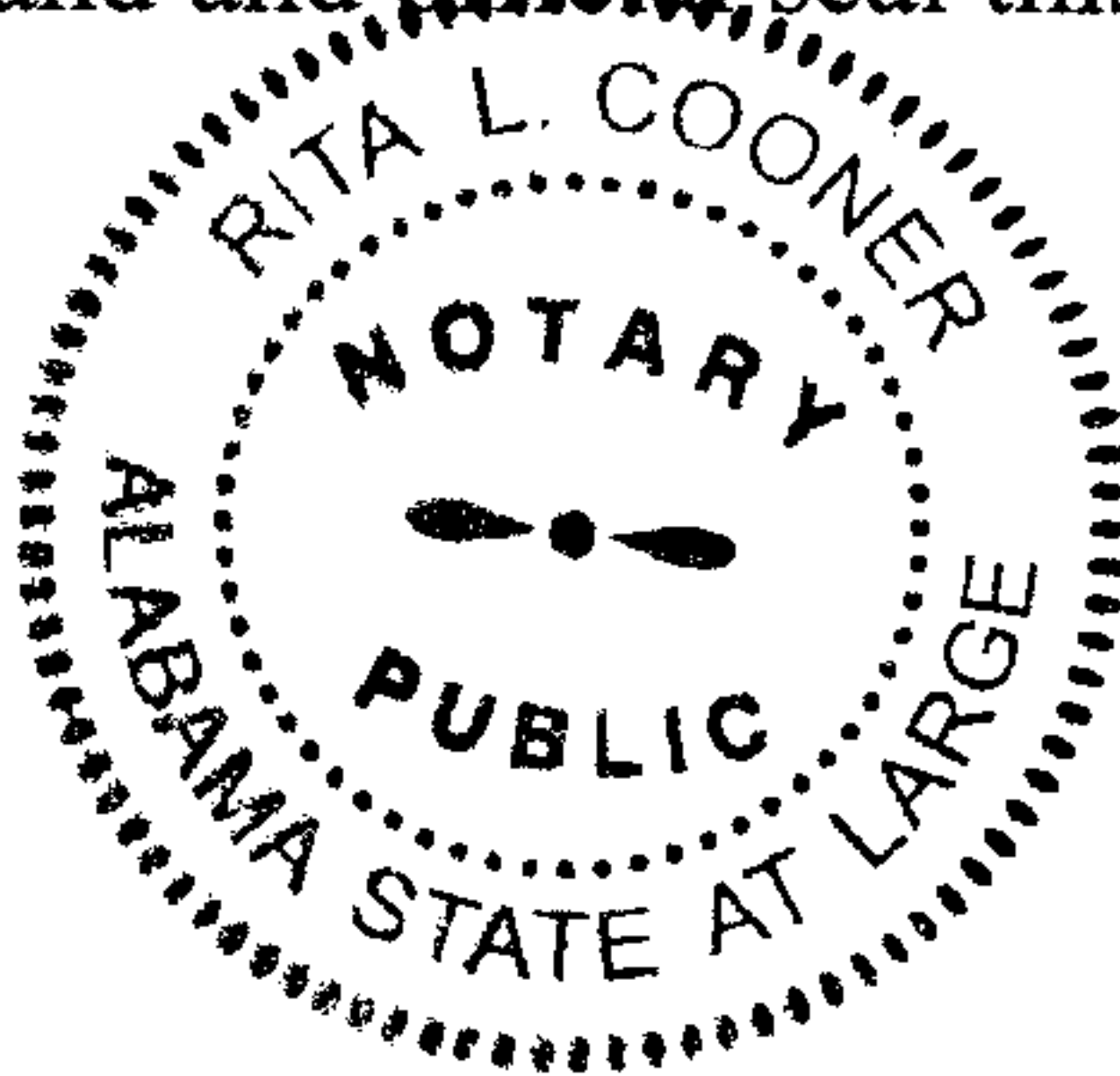
Given under my hand and seal this 18 day of Feb.  
      , 2015.

Carolyn Davis  
CAROLYN DAVIS

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **CAROLYN DAVIS** whose name(s) 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 the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of February 2015.




Rita L. Cooner

Notary Public

My Commission Expires:

7/27/18

  
20150402000103510 2/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
04/02/2015 09:37:46 AM 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 CAROLYN DAVIS  
Mailing Address 526 COVES POINT DR  
RIVERSIDE AL 35135

Grantee's Name STEPHANIE LEDLOW  
Mailing Address 7263 PRESIDENT ST  
LEEDS AL 35094

Property Address NO ADDRESS

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 6,033



20150402000103510 3/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
04/02/2015 09:37:46 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  
☐ 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 \_\_\_\_\_

Print STEPHANIE LEDLOW

☒ Unattested

Karen Nelson  
(verified by)

Sign

Stephanie Ledlow  
(Grantor/Grantee/Owner/Agent) circle one