


This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Rhonda C. Kent

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED


20150430000142170 1/3 \$321.00
Shelby Cnty Judge of Probate, AL
04/30/2015 04:09:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That pursuant to divorce decree Case number DR-08-483, Shelby County, Alabama and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Larry Kent, a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Rhonda C. Kent** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

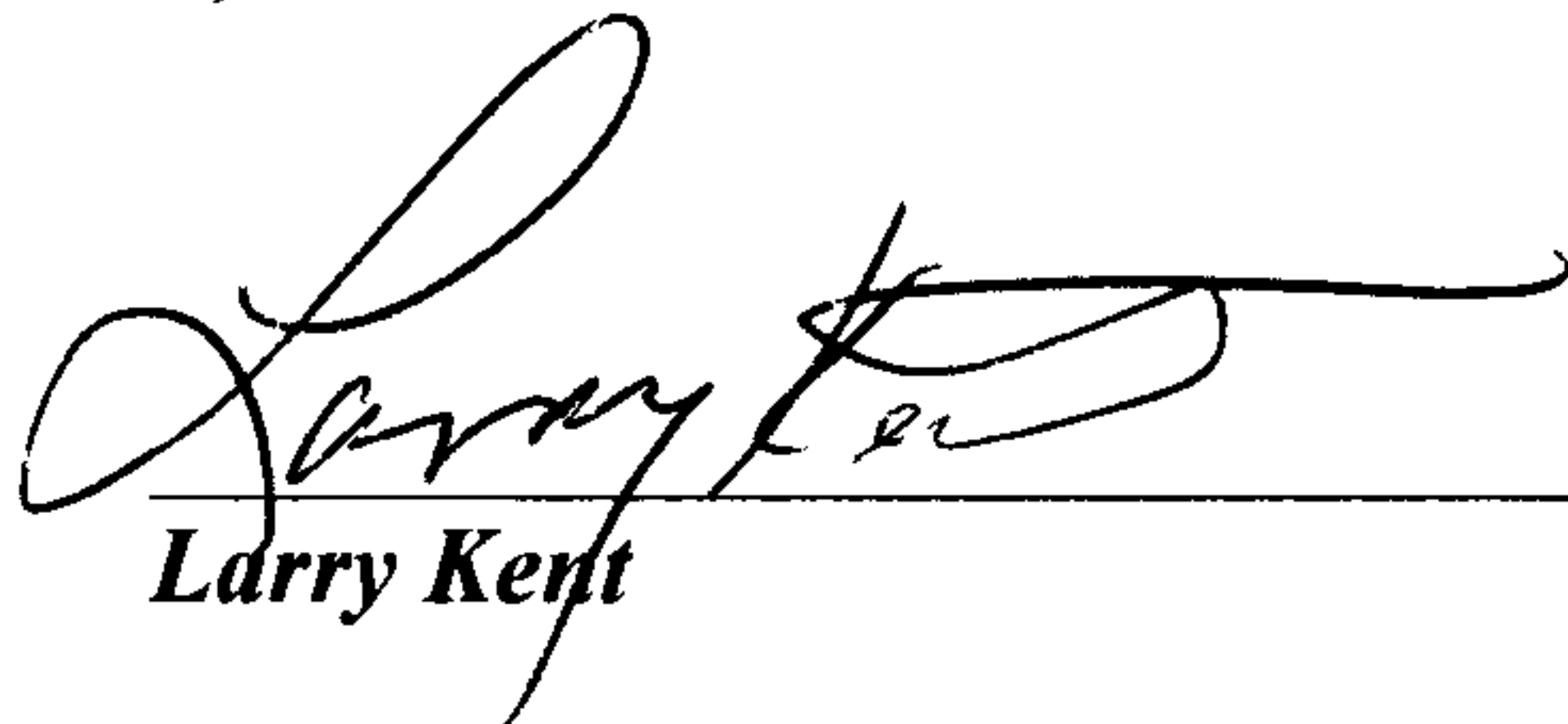
See Attached Exhibit "A" Legal Description

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 12th day of March, 2015.

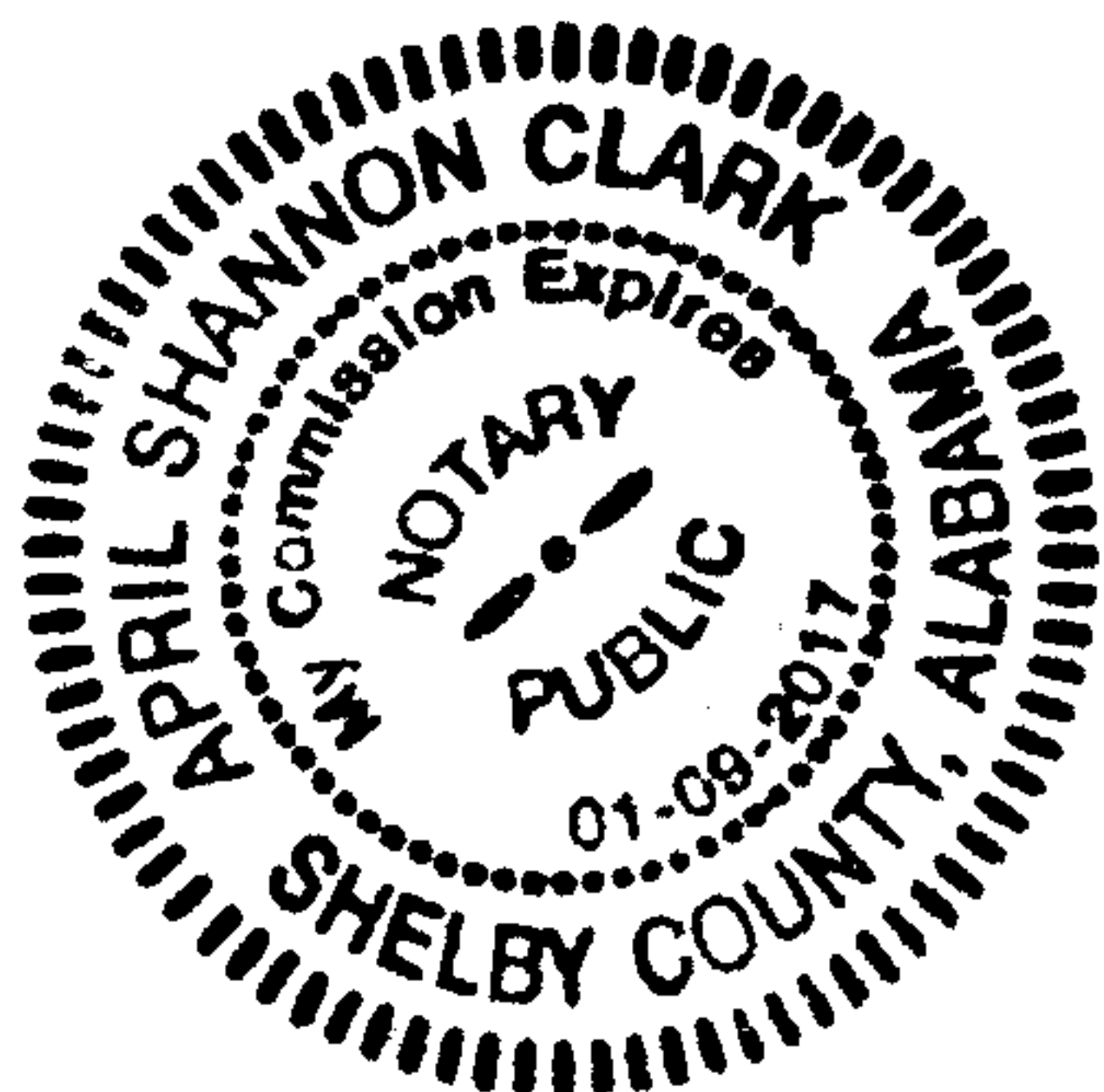


Larry Kent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Larry Kent**, 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 the same bears date.

Given under my hand and official seal 12th day of March, 2015.






Notary Public
My Commission Expires: 1-9-2017

Shelby County, AL 04/30/2015
State of Alabama
Deed Tax: \$301.00

Exhibit "A" Legal Description


20150430000142170 2/3 \$321.00
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A part of the SW 1/4 of the SW 1/4 of Section 5 and the NW 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Beginning at the Northwest corner of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Southerly along the West line of said section a distance of 695.20 feet to a steel pin corner on the Northerly margin of Shelby County Highway No. 36; thence turn 130 degrees 25 minutes 49 seconds left to chord and run Northeasterly along the chord of a slight Highway curve a chord distance of 329.48 feet to a point; thence turn 01 degrees 29 minutes 47 seconds right to chord and continue Northeasterly along chord of slight curve a chord distance of 447.57 feet to a point; thence turn 04 degrees 18 minutes 02 seconds right to chord and continue Northeasterly along the chord of a slight Highway curve a chord distance of 251.28 feet to a point; thence turn 06 degrees 06 minutes 16 seconds left to chord and continue Northeasterly along the chord of a slight highway curve a chord distance of 209.04 feet to a steel pin corner; thence turn 43 degrees 37 minutes 59 seconds left from chord and run Northerly a distance of 272.11 feet to a steel pin corner; thence turn 91 degrees 24 minutes 27 seconds left and run Westerly a distance of 894.83 feet to a steel pin corner on the West line of Section 5; thence turn 89 degrees 03 minutes 38 seconds left and run Southerly along said West line of said Section 5 a distance of 420.00 feet to the point of beginning.

There is a small parcel of land on the East side of Highway 36 as shown on the plat that is described as follows:

Commence at the Southwest corner of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the West line of said Section 5 a distance of 420.00 feet to a point; thence turn 89 degrees 03 minutes 38 seconds right and run Easterly a distance of 894.83 feet to a point; thence turn 91 degrees 24 minutes 27 seconds right and run Southerly a distance of 389.59 feet to a steel pin corner on the Southeasterly margin of Shelby County Highway No. 36; thence continue along last described course 30.01 feet to a steel pin corner; thence turn 89 degrees 02 minutes 48 seconds right and run Westerly a distance of 29.83 feet to a point on the same said Southeasterly margin of same said Highway No. 36; thence turn 135 degrees 07 minutes 11 seconds right and run Northeasterly along said margin of said Highway a distance of 42.81 feet to the point of beginning.

Commence at the SW corner of the SW 1/4 of SW 1/4 of Section 5 Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 00 minutes 23 seconds W, a distance of 420.00 feet; thence N 89 degrees 03 minutes 15 seconds E, a distance of 672.23 feet; thence S 43 degrees 32 minutes 25 seconds W, a distance of 234.55 feet; thence S 41 degrees 52 minutes 43 seconds E, a distance of 196.50 feet; thence N 43 degrees 32 minutes 25 seconds E, a distance of 10.03 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 13.59 feet; thence S 41 degrees 52 minutes 43 seconds E, a distance of 146.52 feet to a point on the Northwesterly R.O.W. line of Shelby County Highway 36, said point being the beginning of a curve to the right, having a radius of 2161.63, a central angle of 00 degrees 21 minutes 33 seconds, and subtended by a chord which bears S 47 degrees 06 minute 55 seconds W, and a chord distance of 13.55 feet, thence along the arc of said curve and said R.O.W. line, a distance of 13.55 feet; thence N 41 degrees 52 minutes 43 seconds W and leaving said R.O.W, a distance of 145.67 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 Larry Kent
Mailing Address 1326 Hwy 36
Chelsea
Property Address 1326 Hwy 36
Chelsea

Grantee's Name Rhonda C. Kent
Mailing Address 1326 Hwy 36
Chelsea AL 35043
Date of Sale 3-12-2015
Total Purchase Price _____
or
Actual Value 601,580 / 1/2 interest 300,790
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


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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 of 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 3-12-15

Unattested

(verified by)

Print

Sign

Rhonda C. Kent
Rhonda Kent 4/30/15
(Grantor/Grantee/Owner/Agent) circle one