

Send tax notice to:

This instrument prepared by:
Stewart & Associates, PC
3595 Grandview Parkway
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY



20150609000192360 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
06/09/2015 12:04:21 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (\$10.00) and other good and valuable consideration, in hand paid to the undersigned **Lisa Marie Owens, a single woman**, (hereinafter referred to as the "Grantor") by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto **Jack Edward Kelley and Linda Marie Mizar Kelley**, (hereinafter referred to as the "Grantees"), all its right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast Corner of LOT 76, of the AMENDED MAP OF THE RESURVEY OF THE FINAL PLAT OF PHASE III STRATFORD PLACE as recorded in Map Book 14, Page 38 in the Office of the Judge of Probate of Shelby County, Alabama, being the rear corner of LOT 76 and LOT 75; thence run along the South line of LOT 76 a distance of **40.01 feet** to the Southwest corner of LOT 76; thence continue a distance of **19.99 feet**; thence **88°57'58"** right Northerly a distance of **44.51 feet** to the **POINT OF BEGINNING**; thence continue Northerly a distance of **60.51 feet** to the South Right-of-Way line of Braxton Way; thence left **88°57'58"** Westerly a distance of **22.25 feet** along the South Right-of-Way line of Braxton Way to the PC of a curve to the left, concave Southeasterly with a radius of 9.00 feet and a central angle of 27°42'01"; thence run along the arc of said curve and the South Right-of-Way line of Braxton Way a length of **4.56 feet**; thence turn an interior angle right, clockwise from the chord of the aforementioned curve of **78°48'23"** Southeasterly along the side line of Lots 76 and 77, and run a distance of **65.52 feet** to the **POINT OF BEGINNING**, containing 820.24 Square Feet.

TO HAVE AND TO HOLD unto the Grantees, his/her heirs, executors, administrators and assigns forever.

This Quitclaim Deed is executed strictly for the purposes of correcting the property line.

Shelby County, AL 06/09/2015
State of Alabama
Deed Tax: \$.50

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 9 day of June, 2015.


Lisa Marie Owens



20150609000192360 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
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STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisa Marie Owens**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of June, 2015.



Notary Public

Print Name: MATTHEW BASS

Commission Expires:

MATTHEW BASS
ALABAMA STATE AT LARGE
TERM 05/24/13 TO 05/24/17

Real Estate Sales Validation Form

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

Grantor's Name Lisa Owens
Mailing Address 133 Braxton Way
Pelham AL 35124

Grantee's Name Jack + Linda Kelley
Mailing Address 135 Braxton Way
Pelham AL 35124

Property Address 133 Braxton Way
Pelham AL 35124

Date of Sale _____
Total Purchase Price \$ _____

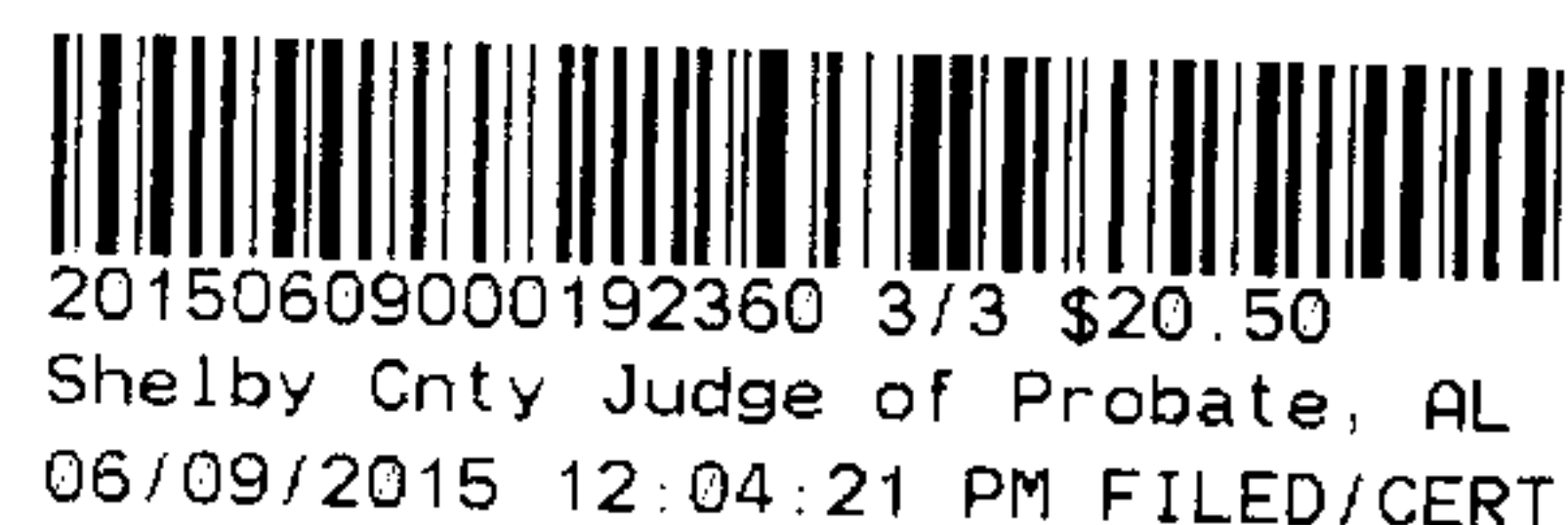
or
Actual Value \$ _____

or
(Total) Assessor's Market Value \$ 142,700. 50% portion

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 Tax Office



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 6/9/15

Print Lisa Owens

☒ Unattested

(Signature)
(verified by)

Sign (Signature)

(Grantor/Grantee/Owner/Agent) circle one