

Send Tax Notice to:
Mr. and Mrs. Bradley A. Woods
191 Kahatchee Loop
Childersburg, Alabama 35044

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE AND 00/100 DOLLAR (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt where of is hereby acknowledged, the said undersigned, **JENNY LESPI**, an unmarried woman (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **BRADLEY A WOODS** and wife, **KERRI D. WOODS** (herein referred to as Grantees), all her right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

That certain lot on the West side of Thompson Street in the Town of Columbiana, Alabama, described as commencing where the North line of Section 25, Township 21, Range 1 West intersects the West right of way line of Thompson Street and run thence North 9 degrees and 30 minutes West, a distance of 103 feet to a point on the West line of Thompson Street for the point of beginning of the lot herein described and conveyed; run thence North 9 degrees and 30 minutes West along the West margin of Thompson Street, a distance of 111 feet to a ditch; run thence South 73 degrees and 30 minutes West, a distance of 168 feet; run thence South 22 degrees and 30 minutes East, a distance of 86 feet; run thence North 78 degrees and 30 minutes East, a distance of 145 feet to the point of beginning.

PARCEL II:

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West and run East along the South boundary of said section, a distance of 218.75 feet to the Southwest corner of the J. W. McGiboney lot; thence continue East along said South boundary a distance of 138.26 feet; thence turn an angle of 90 degrees to the left and run in a northerly direction a distance of 68.02 feet to the point of beginning; thence turn an angle of 81 degrees 19 minutes to the right and run a distance of 88.85 feet to a point; thence turn an angle of 101 degrees to the left and run a distance of 98 feet, more or less, to the center of a ditch and the South line of the Luther McGiboney lot; thence run southwesterly along said ditch a distance of 63 feet; thence run South along the East line of Bohannon lot, as described in Deed Book 272, Page 328, recorded in the Probate Office of Shelby County, Alabama a distance of 89 feet, more or less, to the point of beginning; located in the SW 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West.


20150622000209870 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/22/2015 03:44:49 PM FILED/CERT

The purpose of this deed is to clear title to the property.

Situated in Shelby County, Alabama.

TO HAND AND TO HOLD unto the said Grantees forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of June, 2015.

Jenny Lespi
Jenny Lespi

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JENNY LESPI, an unmarried woman, 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 this 22nd day of June, 2015.

Kimi M. Foster
Notary Public

My Commission Expires: 1-7-19


20150622000209870 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	<u>Jenny Lespi</u>	Grantee's Name	<u>Bradley A. Woods</u> <u>Kerri D. Woods</u>
Mailing Address	<u>307 Thompson Street</u> <u>Columbiana, Alabama 35051</u>	Mailing Address	<u>191 Kahatchee Loop</u> <u>Childersburg, Alabama 35044</u>
Property Address	<u>308 Thompson Street</u> <u>Columbiana, Alabama 35051</u>	Date of Sale	<u>June 22, 2015</u>
		Total Purchase Price	\$ <u> </u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value	\$ <u>74,150.00</u>

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
☒ 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 6-22-15

Print Jenny Lespi

 Unattested Kim M. Foster Sign Jenny Lespi
(verified by) (Grantor/Grantee/Owner/Agent) circle one



20150622000209870 3/3 \$21.00
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Form RT-1