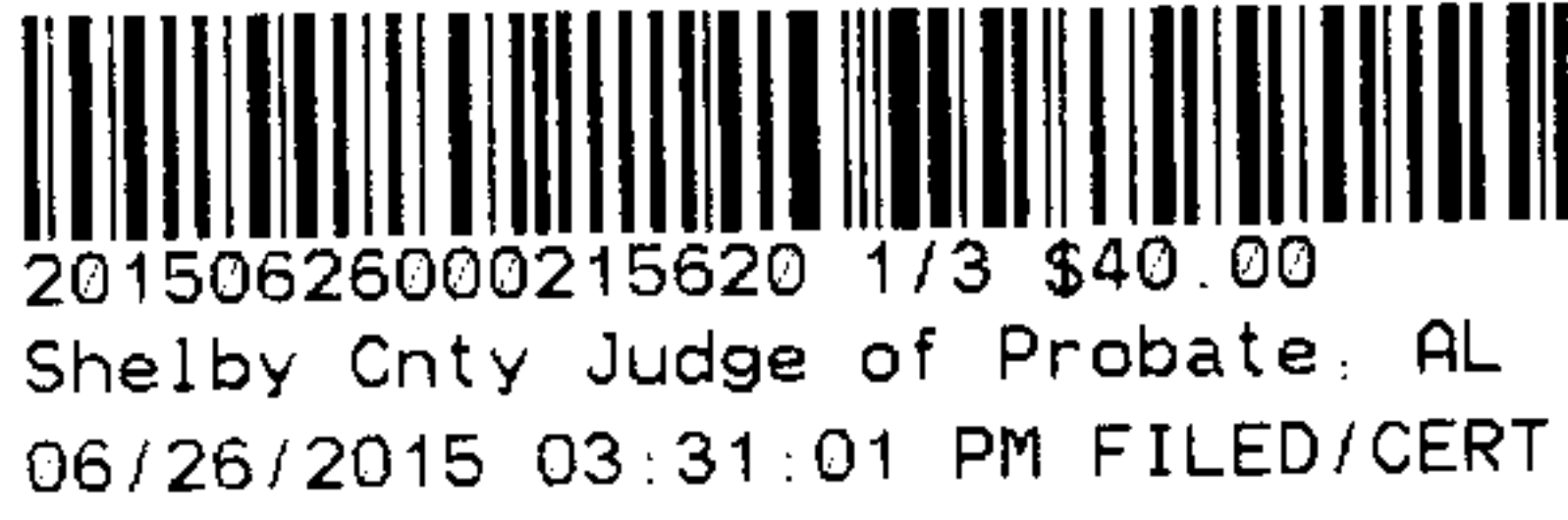


THIS INSTRUMENT PREPARED BY:  
Julie Katz Callaway, P.C.  
1330 21<sup>st</sup> Way South, Suite 100  
Birmingham, AL 35205

Send Tax Notice To:  
Brandon Larry Guy  
1535 Highway 311  
Shelby, AL 35143

**QUIT CLAIM DEED**



STATE OF ALABAMA)  
  
SHELBY COUNTY)

That for and in consideration of Ten Dollars (\$10.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **ASHLEY GUY**, (herein referred to as grantor), a unmarried woman grants, bargains, sells and conveys unto **BRANDON GUY**, (herein referred to as grantee), the following described real estate, situated in SHELBY COUNTY, ALABAMA, pursuant to the divorce of **Guy v. Guy, DR 2015 900035**, to wit:

Lots 23, 24, 25, 26, 27, 28 and the South 30.97 feet of Lots 28, 29, 30, 31 and 32 all of Block 97, of Safford's Map of Shelby, as recorded in Map Book 3, Page 38-47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Title not examined by preparer. This instrument has been prepared by information provided by the Grantor.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever, and I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that it lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23<sup>rd</sup> day of June, 2015.

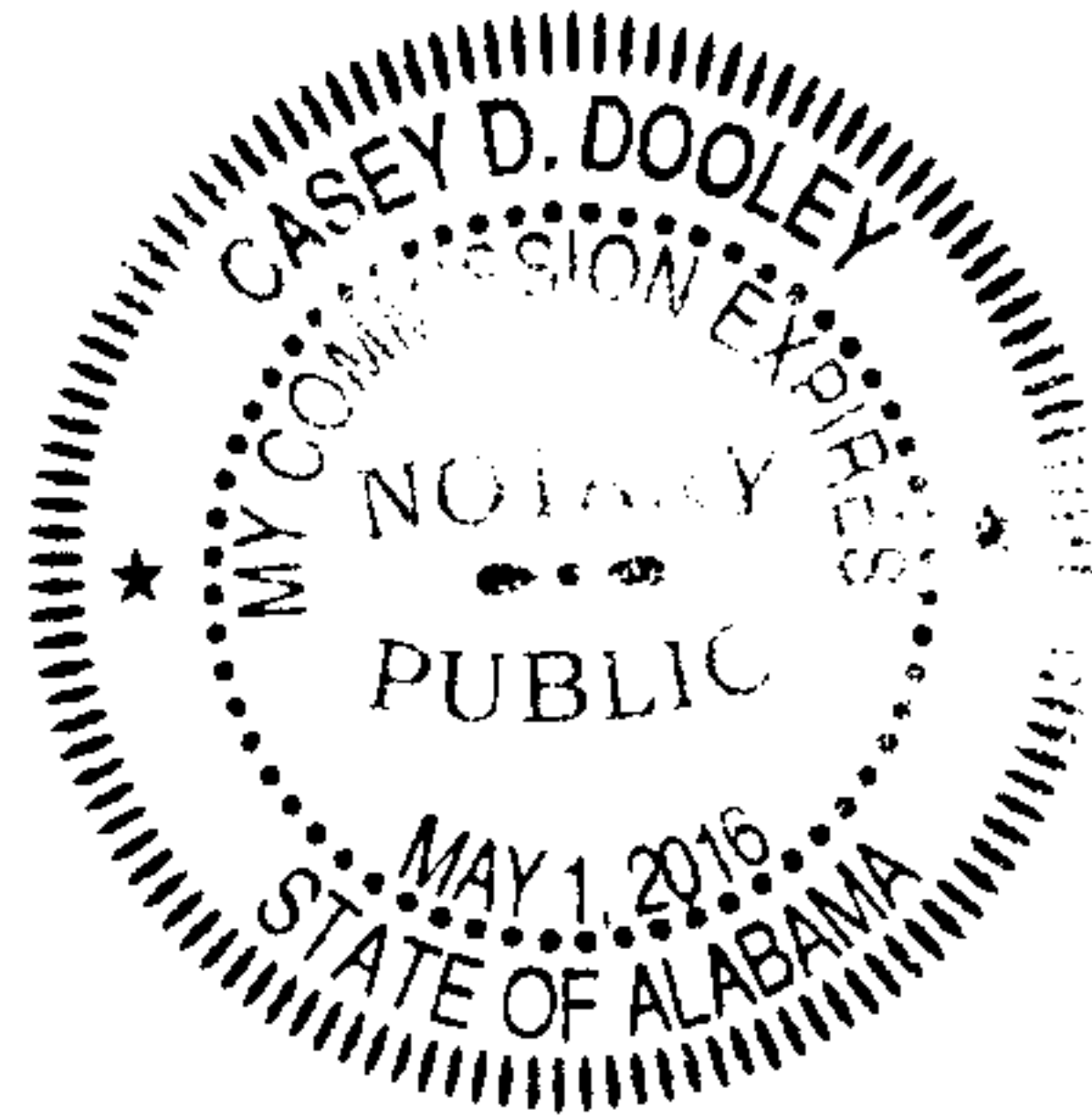
  
\_\_\_\_\_  
ASHLEY GUY, Grantor

STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that ASHLEY GUY in his capacity sign(s) this Quit Claim Deed with full

authority, and who is known to me, being first duly sworn on oath, acknowledged before me on this day that the facts contained in this Quit Claim Deed are true and correct, and She executed the same voluntarily on this the 23<sup>rd</sup> day of June 2015.

Given under my hand and official seal this the 23<sup>rd</sup> day of June, 2015.



Casey D. Dooley  
NOTARY PUBLIC

  
20150626000215620 2/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
06/26/2015 03:31:01 PM 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 Ashley Guy  
Mailing Address 1193 SAVANNAH LANE  
Calera 35040

Grantee's Name Brandon Guy  
Mailing Address 1535 Hwy 311  
Shelby AL 35143

Property Address 4544 Hwy 47  
Shelby AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_ 1/2 interest  
or  
Actual Value \$ \$40,000 / \$20,000  
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 Tax Assessor

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 6/26/15

Print Brandon L Guy

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20150626000215620 3/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
06/26/2015 03:31:01 PM FILED/CERT

Form RT-1