


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)

  
20150626000215640 1/5 \$115.50  
Shelby Cnty Judge of Probate, AL  
06/26/2015 03:31:03 PM FILED/CERT


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:

**SEE EXHIBIT "A" ATTACHED HERETO**

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

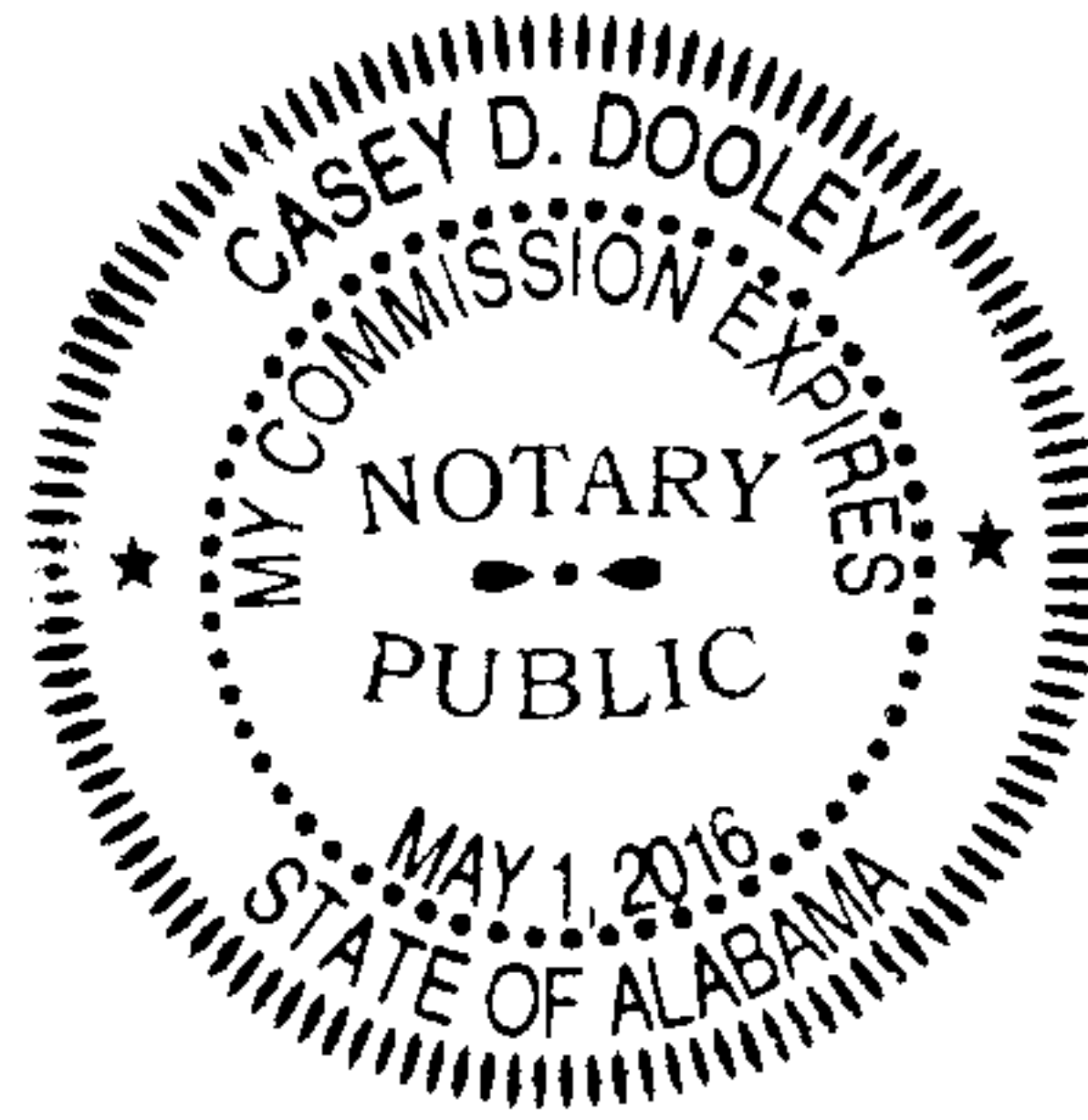
I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that **ASHLEY GUY** in his capacity sign(s) this Quit Claim Deed with full

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.

Shelby County, AL 06/26/2015  
State of Alabama  
Deed Tax: \$89.50

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

Casey D. Dooley  
NOTARY PUBLIC



20150626000215640 2/5 \$115.50  
Shelby Cnty Judge of Probate, AL  
06/26/2015 03:31:03 PM FILED/CERT



Prepared by:  
Latham, Huntley &  
Associates, LLC  
PO Box 1319  
Clanton, Al. 35046  
Grantee address:

4546 Hwy 47  
Shelby AL 35143

STATE OF ALABAMA

CHILTON COUNTY

20150626000215640 3/5 \$115.50  
Shelby Cnty Judge of Probate, AL  
06/26/2015 03:31:03 PM FILED/CERT

20130312000102520 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
03/12/2013 12:15:42 PM FILED/CERT

THIS SPACE IS FOR RECORDING DATA ONLY

Exh. b. + A

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **One Hundred Seventy Nine Thousand Five Hundred Dollars and no/100 (\$179,500.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **William Eugene Madaris Jr. and wife Heidi R. Madaris** (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Ashley Guy and Brandon Guy** (herein referred to as grantee, whether one or more), as **joint tenants with right of survivorship**, the following described real estate, situated in Shelby, County, Alabama:

See Exhibit "A" Attached Hereto

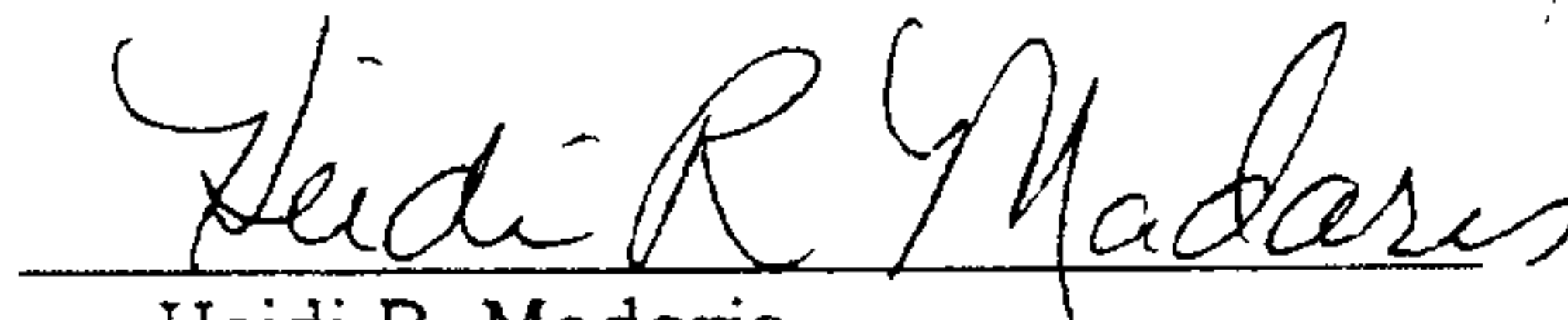
**\$176,248.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, **as joint tenants with rights of survivorship**.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 1 day of MARCH, 2013.

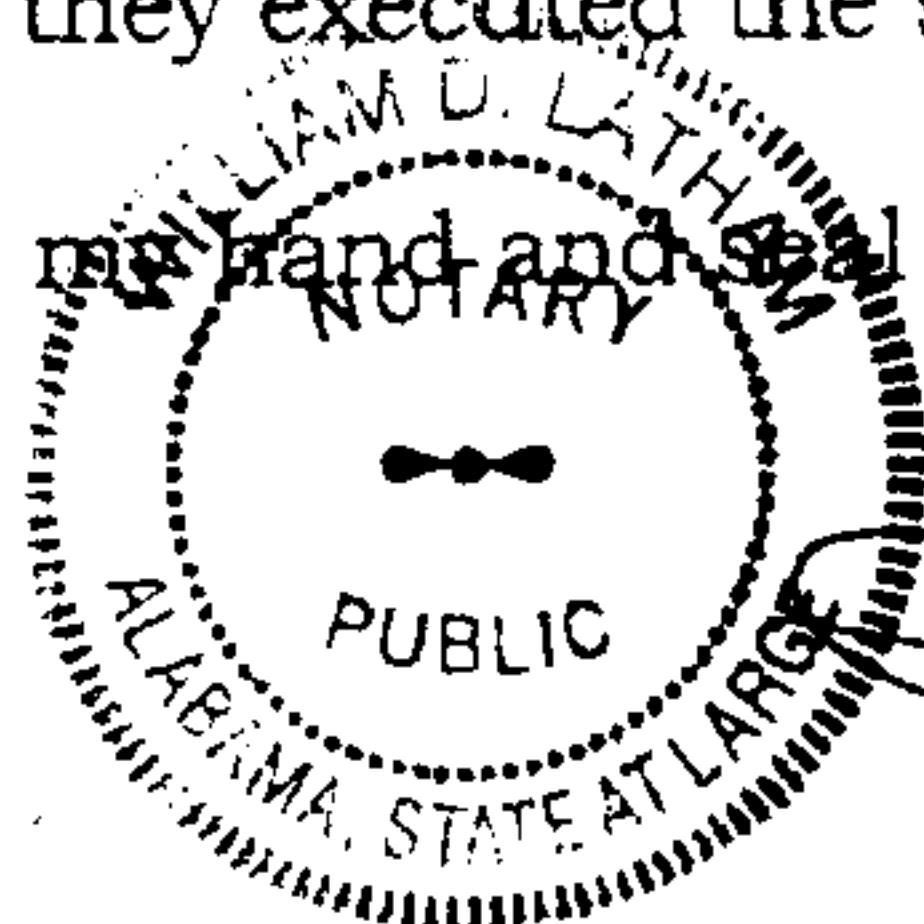
  
William Eugene Madaris Jr.

  
Heidi R. Madaris

STATE OF ALABAMA  
CHILTON COUNTY

I, the undersigned, hereby certify that, **William Eugene Madaris Jr. and Heidi R. Madaris**, whose names are 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, they executed the same voluntarily on the day the same bears date.


Given under my hand and seal this 1 day of MARCH, 2013.



NOTARY PUBLIC

My Commission is: 32714


EXHIBIT "A"

  
20150626000215640 4/5 \$115.50  
Shelby Cnty Judge of Probate, AL  
06/26/2015 03:31:03 PM FILED/CERT

Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Southerly along the West line of said Section 15 a distance of 2,358.04 feet to the point of beginning of the property being described; thence continue along last described course a distance of 820.00 feet to a point; thence turn a deflection angle of 81 deg. 58 min. 21 sec. to the left and run Southeasterly a distance of 519.28 feet to a point on the Westerly right of way of Shelby County Road No. 311 in a curve to the right; thence turn a deflection angle of 59 deg. 19 min. 44 sec. to the left to chord and run along the chord of said curve a chord distance of 654.94 feet to a point; thence turn a deflection angle of 90 deg. 09 min. 11 sec. left from chord and run Northwesterly a distance of 612.02 feet to a point; thence turn a deflection angle of 38 deg. 32 min. 44 sec. to the left and run Westerly a distance of 445.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Address: 1535 Highway 311, Shelby, AL 35143

ID No: 58-33-5-15-0-000-008.005

  
20130312000102520 2/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
03/12/2013 12:15:42 PM FILED/CERT

Shelby County, AL 03/12/2013  
State of Alabama  
Deed Tax: \$3.50



## 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 Ellison Guy  
Mailing Address 1193 SAVANNAH LANE  
CALEBA 35040

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


Property Address 1535 Hwy 311  
Shelby AL  
35143

Date of Sale 6/23/15  
Total Purchase Price \$ 179,000 <sup>1/2 interest</sup>  
or  
Actual Value \$ 89,500  
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

  
20150626000215640 5/5 \$115.50  
Shelby Cnty Judge of Probate, AL  
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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 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).

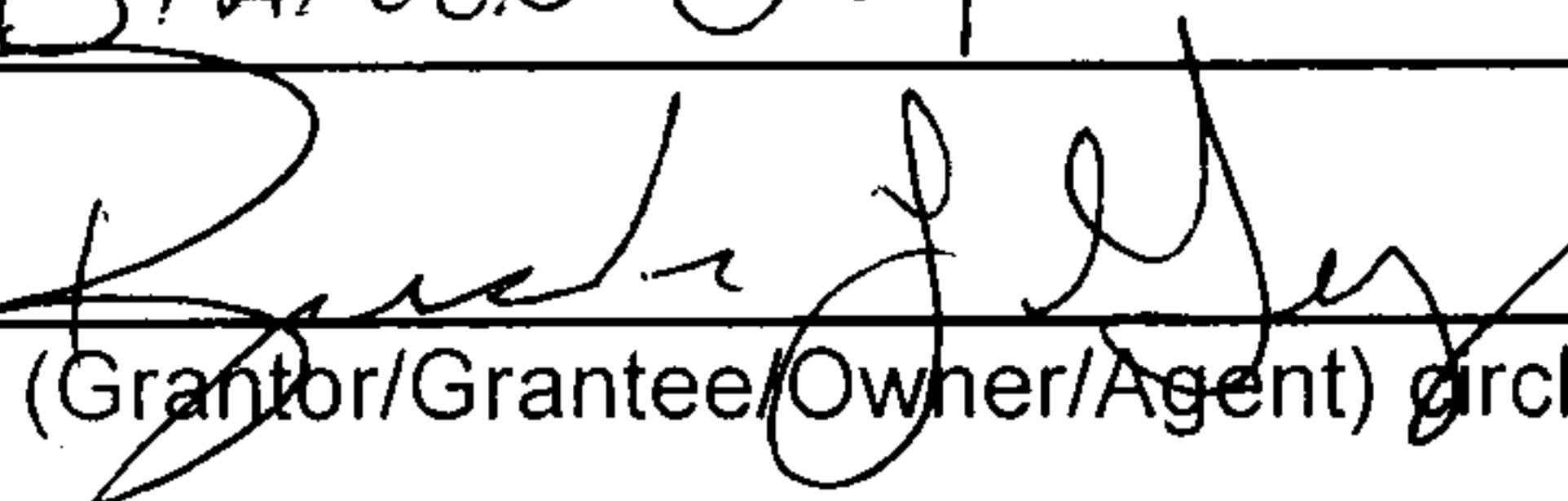
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/26/15

Print

Brandon Guy

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)