

QUIT CLAIM DEED

20151023000370810
10/23/2015 02:14:04 PM
DEEDS 1/2

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of the sum of **Ten and no/100 Dollars (\$10.00)**, in hand paid to the undersigned, the receipt whereof is acknowledged, the undersigned, **JOEL LIONEL RICHEY**, an unmarried man, hereby remises, releases, quit claims, grants, sells and conveys unto **FLORENCE M. RICHEY** (herein referred to as Grantee), all right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

All that part of the S 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 2 East, lying East of Shelby County Highway No. 83 according to Survey of Evander E. Peavy dated the 14th Day of December, 1974.

Less and Except:

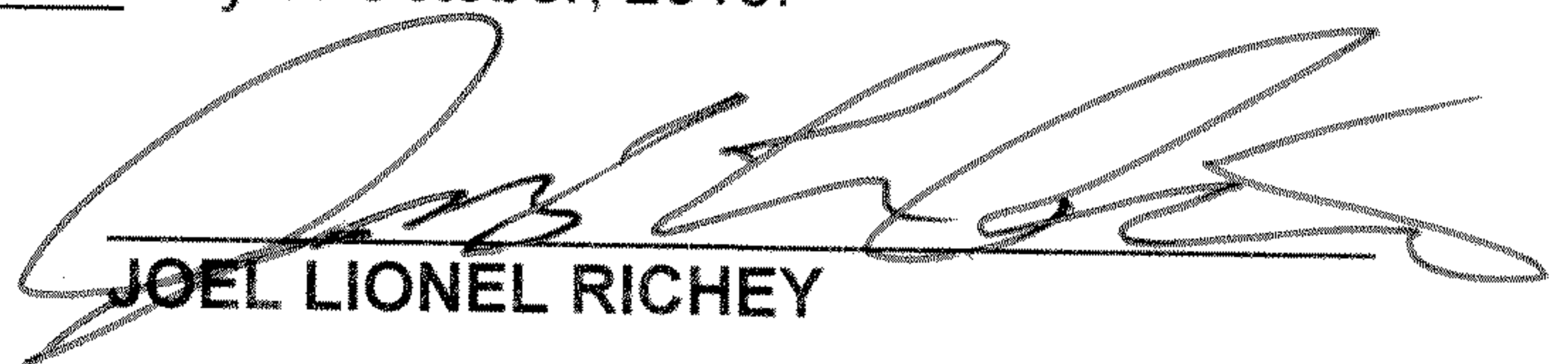
Part of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

From the Southeast corner of said Southwest 1/4 of Southeast 1/4 of said Section 21, run in a Northerly direction along the East line of said 1/4 1/4 Section for a distance of 274.80 feet to an existing iron rebar and being the point of beginning; thence continue in a Northerly direction along last mentioned course for a distance of 400.94 feet to an existing old open top iron pin; thence turn an angle to the left of 90°37'31" and run in a westerly direction for a distance of 546.38 feet to an existing iron rebar being on the Northeast right-of-way line of Shelby County Highway #83; thence turn an angle to the left of 126°14'13" and run in a Southeasterly direction along the Northeast right-of-way line of said Shelby County Highway #83 for a distance of 472.58 feet to an existing iron rebar; thence turn an angle to the left of 49°27'52" and run in an Easterly direction for a distance of 263.39 feet, more or less, to the point of beginning.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said Grantee forever.

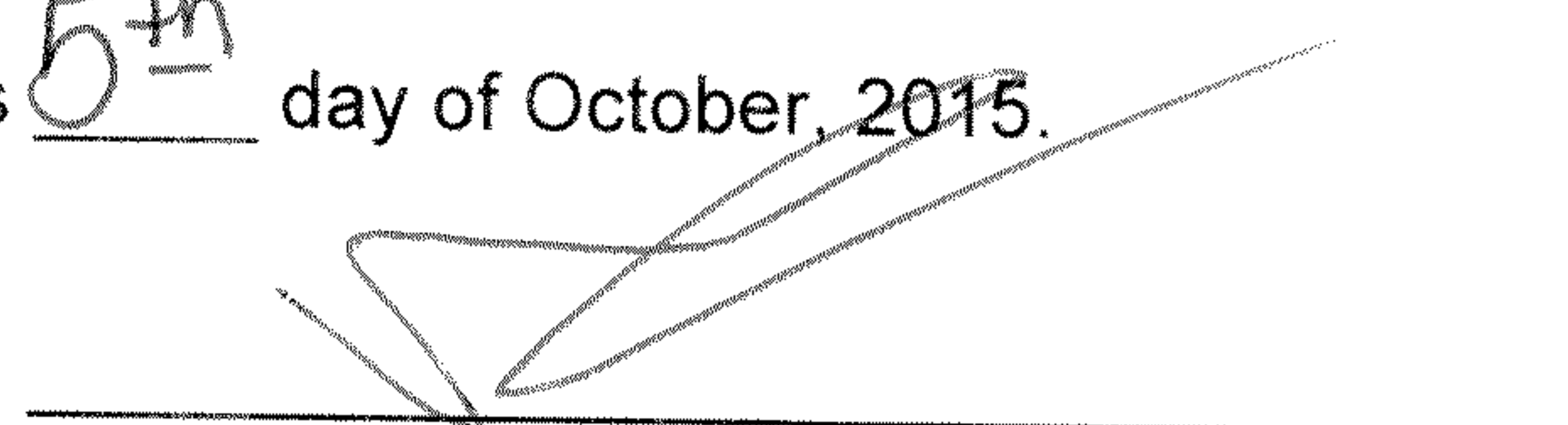
Given under my hand and seals this 5th day of October, 2015.


JOEL LIONEL RICHEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOEL LIONEL RICHEY**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2015.


Notary Public
My Commission Expires: 02-22-2017

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

Real Estate Sales Validation Form

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

Grantor's Name Joel Lionel Richey
Mailing Address _____

Grantee's Name Florence M. Richey
Mailing Address _____
282 Hwy 83
Harpersville, AL 35078

Property Address 282 Hwy 83
Harpersville, AL 35078

Date of Sale _____
Total Purchase Price \$ 0.00

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DEEDS 2/2

Or
Actual Value \$ 21,237.50
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	☐ Appraisal
☒ Sales Contract	☒ Other <u>Deed to perfect title</u>
☒ Closing Statement	<u>1/8 interest of \$149,900</u>

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 _____

Print B. CHRISTOPHER BATTLES

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/23/2015 02:14:04 PM
\$18.00 CHERRY
20151023000370810

[Handwritten signature]