

QUIT CLAIM DEED

20151023000370850  
10/23/2015 02:14:08 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, **ANDREW CHAD RICHEY**, a married 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.

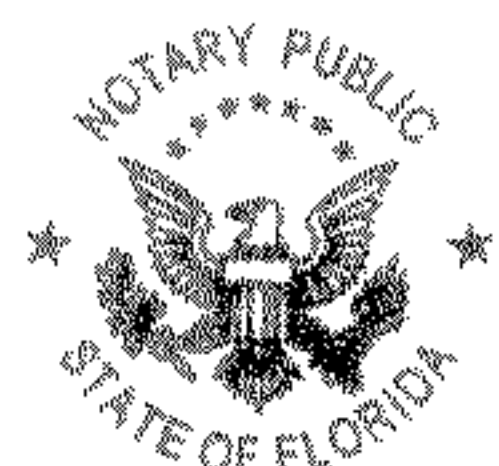
Given under my hand and seals this 9 day of October, 2015.

  
ANDREW CHAD RICHEY

STATE OF FLORIDA  
COUNTY OF MANATEE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ANDREW CHAD 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 9 day of October, 2015.



CHERYL L. SCOFIELD  
MY COMMISSION # EE 865437  
EXPIRES: March 27, 2017  
Bonded Thru Budget Notary Services

  
Notary Public CHERYL L. SCOFIELD  
My Commission Expires: 3-27-2017

# Real Estate Sales Validation Form

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

Grantor's Name Andrew Chad 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

Or  
Actual Value \$ 21,237.50

Or  
Assessor's Market Value \$ \_\_\_\_\_

**20151023000370850 10/23/2015**

**02:14:08 PM DEEDS 2/2**

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 Deed to perfect title  
1/8 interest of \$169,900

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 02:14:08 PM  
\$18.00 CHERRY  
20151023000370850

A handwritten signature in black ink, appearing to read "B. Christopher Battles", is written over the signature line.