

Shelby County, AL 11/19/2015
State of Alabama
Deed Tax: \$2.50

When recorded mail to
Joshua and Elizabeth Taylor
185 Stone Creek Place
Calera, Alabama 35040

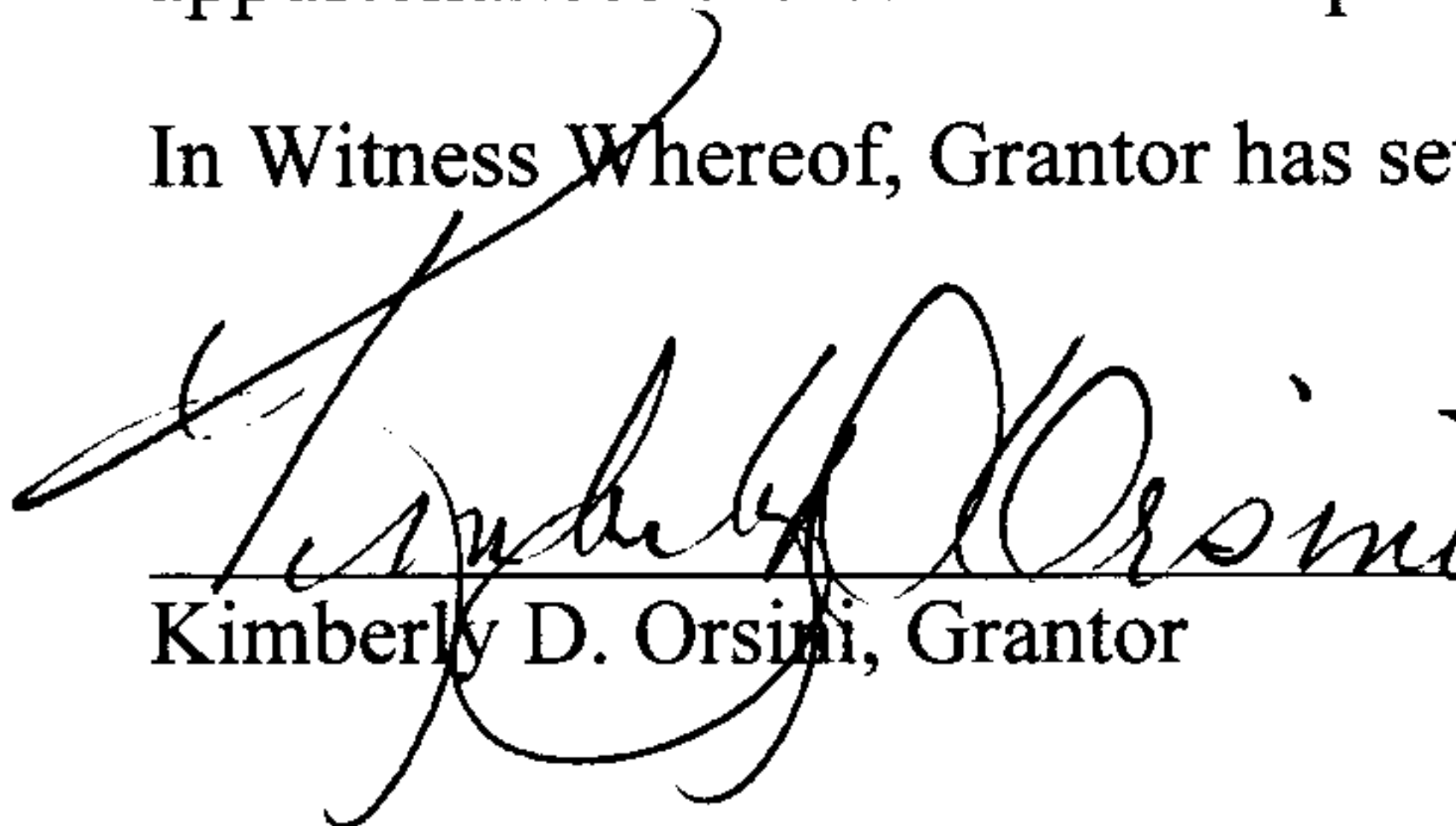
20151119000400180 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
11/19/2015 12:44:34 PM FILED/CERT

Quit Claim Deed

KNOW ALL PERSONS BY THE PRESENTS, THAT Kimberly D. Orsini ("Grantor"), whose address is 4219 Olympic Lane, Columbus, Georgia 31907, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by Elizabeth M. Taylor and Joshua B. Taylor, husband and wife ("Grantee"), as joint tenants with full right of survivorship, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release, and forever quitclaim to Grantee, their successors and assigns forever, all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract of land, if any, described on Exhibit A, attached hereto and made a part hereof (the Property) together with all the rights, easements, privileges, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining. The property does not include the primary residence of the Grantor or the spouse of the Grantor.

To Have and to hold the Property and all rights, easements, privileges, tenements, hereditaments and appurtenances thereto in fee simple.

In Witness Whereof, Grantor has set her hand and seal, this the 12th day of November, 2015.

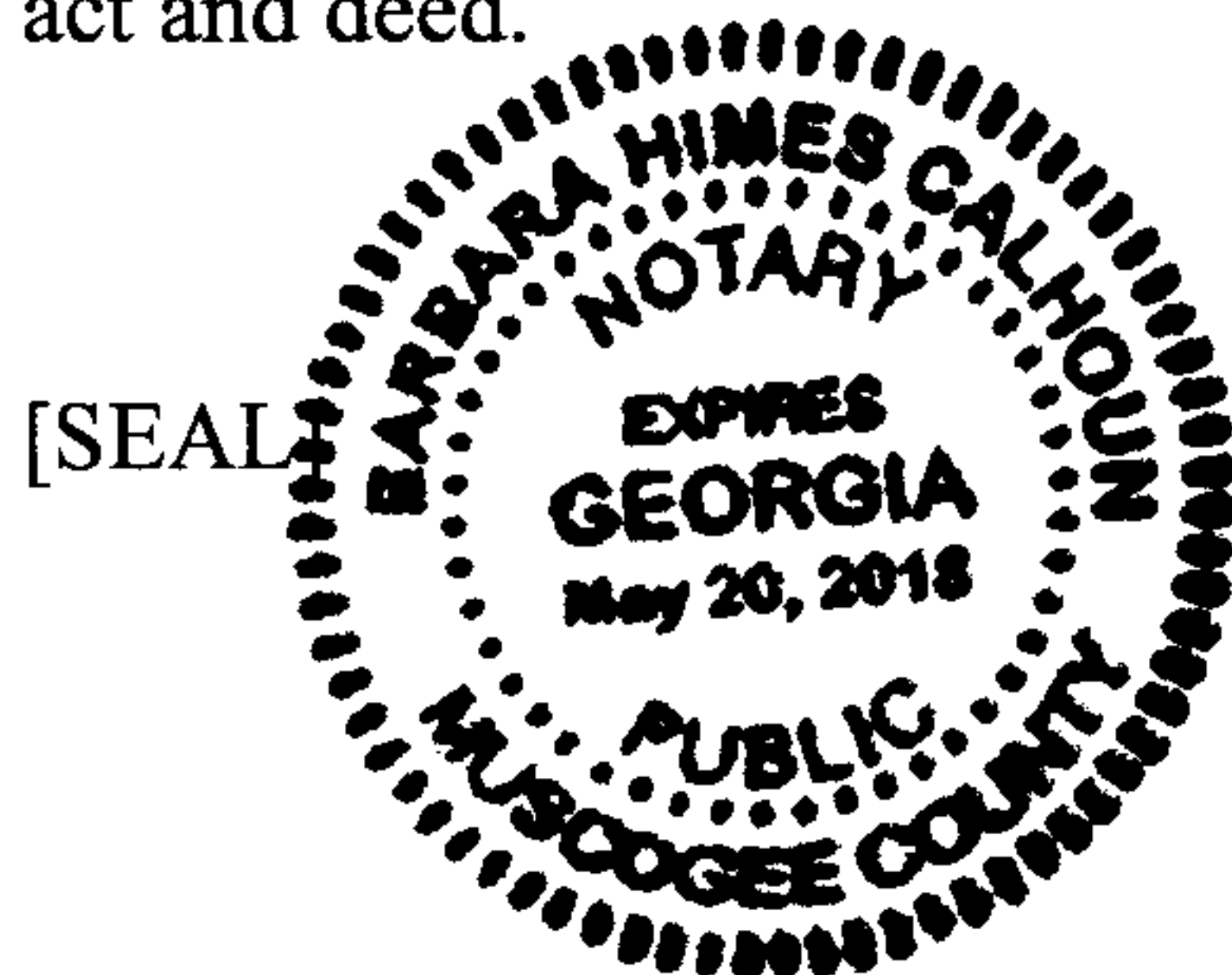


Kimberly D. Orsini, Grantor

State of Georgia

County of Muscogee

Before me, the undersigned, a Notary Public in said County and State on this 12th day of November, 2015, personally appeared Kimberly D. Orsini to be the identical person who subscribed her name to the foregoing instrument and acknowledged before me that she executed the same as her free and voluntary act and deed.





Notary Public

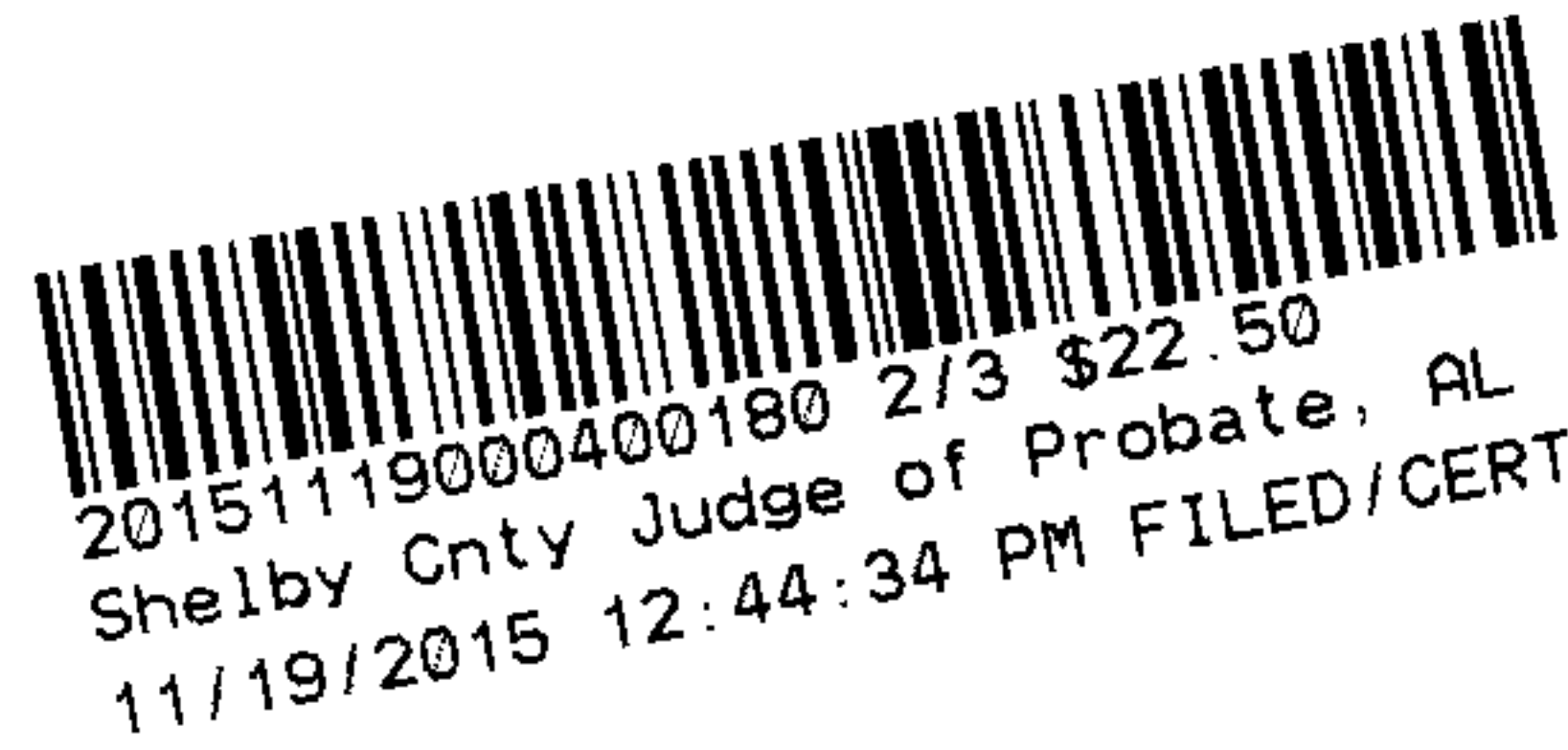
Exhibit A

A Parcel of land to be known as Lot 2 of Orsini Family Subdivision, in the process of being reviewed by Shelby County Commission and being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama; thence N85°19'14"W, a distance of 665.06'; thence S03°29'18"W, a distance of 2050.93' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 322.47' to the edge of Lay Lake; thence N58°03'26"E and along said edge of lake, a distance of 144.97'; thence S44°50'13"E and along said edge of lake, a distance of 15.96'; thence N15°51'04"E and leaving said Lay Lake, a distance of 411.70'; thence N86°30'42"W, a distance of 227.53' to the POINT OF BEGINNING. Said Parcel situated in Section 27, Township 21 South, Range 1 East, Shelby County, Alabama and containing 1.56 acres, more or less.

ALSO AND INCLUDING a 20' Wide Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama; thence N85°19'14"W, a distance of 665.06'; thence S03°29'18"W, a distance of 125.60'; thence S86°30'42"E, a distance of 10.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S03°29'18"W, a distance of 1915.33'; thence S86°30'42"E, a distance of 441.60' to the POINT OF ENDING OF SAID CENTERLINE. Said Easement situated in Sections 22 & 27, all in Township 21 South, Range 1 East, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Kimberly D. Orsini
Mailing Address 4219 Olympic Ln.
Columbus GA 31907

Grantee's Name Elizabeth M. Taylor & Joshua B. Taylor
Mailing Address _____

Property Address 173 Yellow Jacket Ln
Wilsonville, AL
Lot 2 Orsini Family
Subdivision

Date of Sale 11/12/2015

Total Purchase Price \$ 2500.00

or
Actual Value \$ _____

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


20151119000400180 3/3 \$22.50
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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 11/12/2015

Print Joshua B. Taylor Elizabeth Taylor

Unattested

(verified by)

Sign Joshua B. Taylor Elizabeth Taylor
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1