

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

  
20151229000441660 1/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
12/29/2015 12:46:30 PM FILED/CERT

## Quitclaim Deed

STATE OF ALABAMA      )  
                            )  
COUNTY OF SHELBY      )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Ten Thousand Dollars and 00/100 (\$ 110,000.00) [½ interest being conveyed being valued at \$ 55,000.00] and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Blaine Davis, a married man**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Linda Davis, the grantor's spouse**, hereinafter known as the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

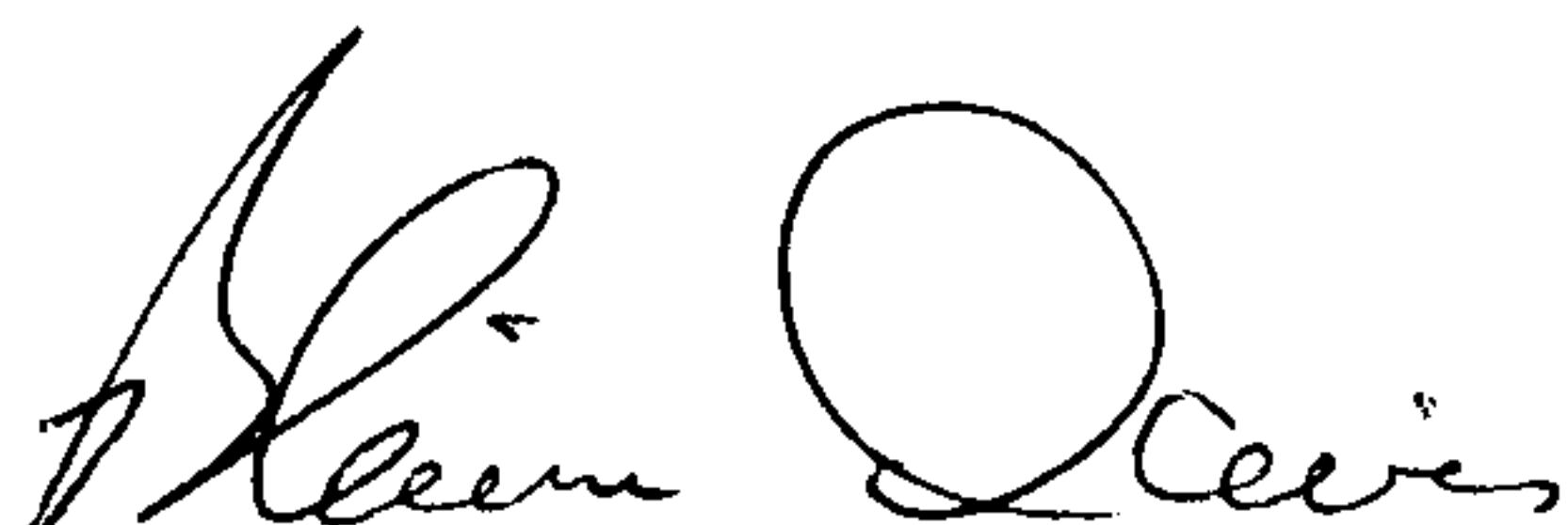
*A part of the SW 1/4 of the NW 1/4 of Section 31, Township 20 South, Range 2 East and a part of the SE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, more particularly described as follows:*

*Begin at the NW corner of the SW 1/4 of the NW 1/4 of Section 31, Township 20 South, Range 2 East; Thence run Southerly along the west line thereof for 207.78 feet to the Point of Beginning; Thence 89 degrees 45' 29" left run Easterly parallel with the north line thereof for 685.47 feet; Thence 90 degrees 00' right run Southerly for 551.21 feet more or less to the northerly R/W of an Alabama Power Co. Easement; Thence 81 degrees 53' 15" right run Westerly along said R/W for 1024.89 feet to the easterly R/W of Shelby County Highway # 61; Thence 97 degrees 09' 35" right run Northerly along last said R/W for 281.81 feet to a point; Thence 91 degrees 10' 02" right run Easterly 335.49 feet to the east line of the SE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East; Thence 90 degrees 27' 23" left run Northerly 415.18 feet to the Point of Beginning. Containing 11.4 acres. According to survey and plat of Thomas E. Simmons dated 3/16/98.*

The legal description herein was provided by the GRANTEE and was taken from that certain instrument recorded as Instrument # 2014127000026580, as recorded in the Shelby County Probate Office, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 29 day of December, 2015.

  
\_\_\_\_\_  
Blaine Davis

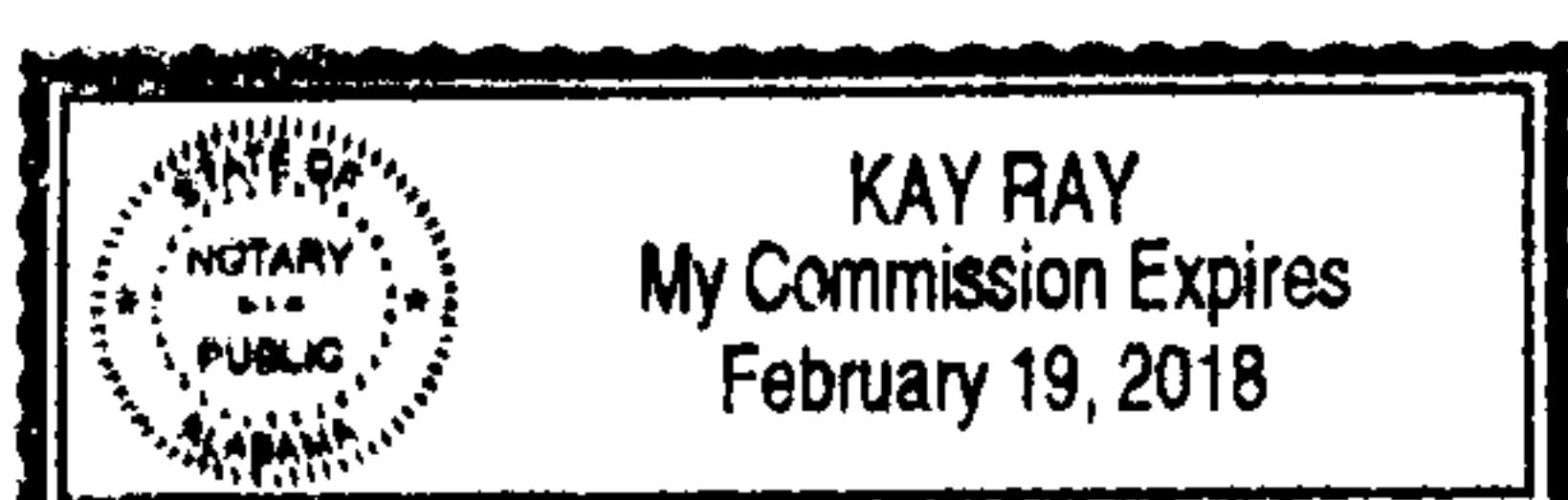
Grantor

STATE OF ALABAMA      )  
                            )  
COUNTY OF SHELBY      )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Blaine Davis*, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2015.



Kay M. Ray  
NOTARY PUBLIC  
My Commission Expires: 09 March 2016

19 February 2018

Barcode  
20151229000441660 2/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
12/29/2015 12:46:30 PM FILED/CERT

Closing did not occur in the office of preparer.

# Real Estate Sales Validation Form

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

Grantor's Name Blaine Davis  
Mailing Address 10890 N M St.  
Wilsonville 35184

Grantee's Name Linda Davis  
Mailing Address 10890 N. M. St.  
Wilsonville 35184

Property Address 10890 N. Main St.  
Wilsonville 35184

Date of Sale 12/29/15  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 55,000

  
20151229000441660 3/3 \$75.00  
Shelby Cnty Judge of Probate, AL  
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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  
 Closing Statement

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 12/29/15

Print BLAINE DAVIS

Sign Blaine Davis

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one