

This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Donald Brantley
21 Goggins Dr
Montevalle AL 35115

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND Dollars and 00/100 (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, *Sudie E. Jarvis, a single woman*, hereby remises, releases, quit claims, grants, sells, and conveys to *Carolyn Faye Brantley and LaVaughn Jarvis* (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit A for Legal Description

The above described property constitutes no part of the homestead of the Grantor.

The purpose of this deed is to termite the Life Estate of Sudie E. Jarvis.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

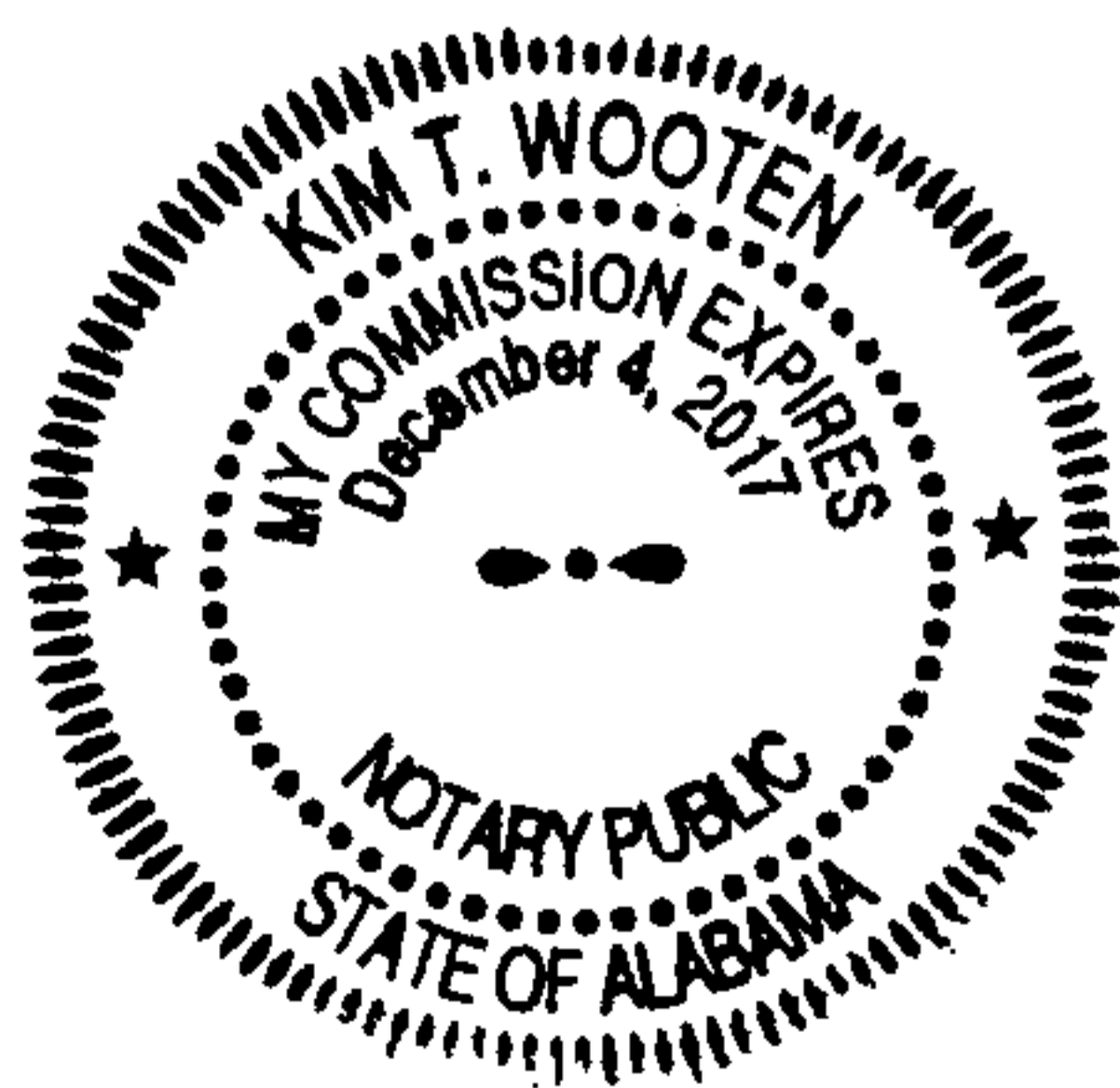
Given under my hand and seal, this 22nd day of June, 2016.

Sudie E. Jarvis
Sudie E. Jarvis

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Sudie E. Jarvis*, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 22nd day of June, 2016.



Kim T. Wooten
Notary Public
My Commission Expires: 12/04/17

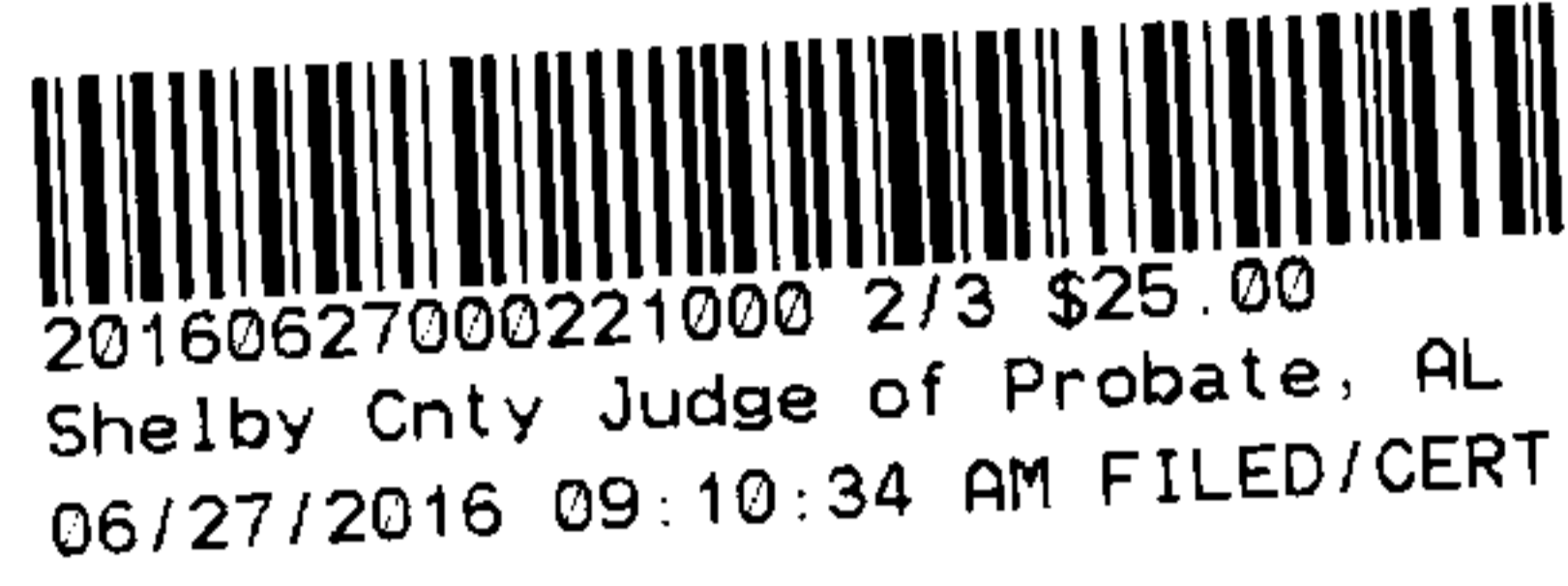
20160627000221000 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
06/27/2016 09:10:34 AM FILED/CERT

Shelby County, AL 06/27/2016
State of Alabama
Deed Tax: \$5.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of real estate located in the SE 1/4 of the NW 1/4, Section 1, Township 22, Range 4, lying South of the Dogwood Public Road, hereinafter described as follows:

From the NW corner of the real estate vested in Vergil Jarvis and wife, Sudie E. Jarvis, at the juncture of where same connects to the south right of way line of Highway 22, being on the West line of the above 1/4-1/4 section, as the point of beginning, proceed in a southerly direction for a distance of 320 feet, more or less to a point; thence turn left and proceed in an easterly direction along the South line of said property for a distance of 192 feet, more or less; thence turn left and proceed in a northerly direction for a distance of 320 feet, more or less to the south right of way line of Highway 22; thence turn left and proceed along the southerly right of way line of County Highway 22 back to the point of beginning. Situated in 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 Sudie E. Jarvis Grantee's Name Carolyn Faye Brantley
Mailing Address 3521 Laurel View Dr. Mailing Address Lavaughn Jarvis
Hoover, AL 35216 21 Groggins Drive
Montkvallo, AL 35115

Property Address Hwy 22 Date of Sale 6-22-16
Montkvallo, AL Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 5,000.00

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 Quitclaim Deed
 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 6-22-16

Print Mike T. Atchison

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

