

QUIT CLAIM DEED

**20160719000251140
07/19/2016 09:40:32 AM
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, **RONALD PERRY GENRY, a married man** hereby remises, releases, quit claims, grants, sells and conveys unto **FERNANDO ARCEO** (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:

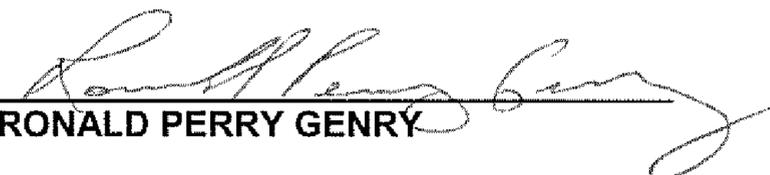
Parcel I

A parcel of land situated in the NE1/4 of the NE1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the NE1/4 of Section 1, Township 20 South, Range 2 West, and run West along the North line of said Quarter-Quarter Section for 703.49 feet; thence turn an angle to the left and run parallel with the East line of said Quarter-Quarter Section a distance of 205 feet to the point of beginning of the parcel of land herein conveyed; thence turn an angle to the left and run parallel with the North line of said Quarter-Quarter Section a distance of 210 feet; thence turn an angle to the right and run parallel with the East line of said Quarter-Quarter Section a distance of 110 feet; thence turn an angle to the right and run in a Westerly direction parallel with the North line of said Quarter-Quarter Section a distance of 210 feet; thence turn an angle to the right and run in a Northerly direction parallel with the East line of said Quarter-Quarter Section a distance of 110 feet 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 19th day of February, 2016.


RONALD PERRY GENRY

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RONALD PERRY GENRY**, 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 19th day of February, 2016.

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


Notary Public
My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Ronald Perry Genry
 Mailing Address _____
90 Lake Cr
Wilsonville, AL 35186

Grantee's Name Fernando Arceo
 Mailing Address _____
912 Willow Bend Rd
Pelham, AL 35124

Property Address Mossy Oak Dr
Chelsea, AL 35043

Date of Sale 02/19/2016
 Total Purchase Price \$ _____
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ 4,790.00

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
 Sales Contract
 Closing Statement
 Appraisal
 Other Assessed value

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

20160719000251140 07/19/2016 09:40:32 AM DEEDS 2/2

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/19/2016 09:40:32 AM
 \$23.00 CHERRY
 20160719000251140