

THIS INSTRUMENT WAS PREPARED BY:


Chelsea Short
142 Chase Creek Cir
Pelham, AL 35124

SEND TAX NOTICE TO:

Chelsea & Jacob Short
142 Chase Creek Circle Pelham, AL 35124

Quitclaim Deed

STATE OF ALABAMA
COUNTY OF SHELBY
DATE: June 29th, 2016


20160726000260920 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
07/26/2016 03:19:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Larry Kent DBA Larry Kent Bldg Co., of 130 Bluebird Lane Shelby, Alabama 35143, (the "Grantor"), hereby remises, releases, quitclaims, grants, sells, and conveys to Chelsea Short, married, of 142 Chase Creek Circle, and Jacob Short, married, of 142 Chase Creek Circle, (collectively 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:

Parcel # 581305224001001000 13 5 22 4 001 001.000

BED SE COR LOT 88 BRIDELWOOD PARC SECTOR 3 MB20 PG41 E290.18
N398.77 SW446.17 TO POB

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West; thence North 01 degree 13 minutes 39 seconds West and East and run a distance of 90.04 feet to the point of beginning; thence South 89 degree 44 minutes 04 seconds East and run a distance of 810.13 feet thence South 01 degree 20 minutes 41 seconds East and run a distance of 549.74 feet; thence South 89 degrees 19 minutes 12 seconds west and run a distance 385.57 feet; thence South 89 degrees 19 minutes 12 seconds West and run a distance of 861.46 feet; thence North 00 degrees 16 minutes 33 seconds East an run a distance 568.68 feet; thence South 89 degrees 46 minutes 08 seconds East and run a distance of 239.69 feet; thence South 00 degrees 15 minutes 56 seconds West and run a distance of 181.50 feet; thence North 00 degrees 15 minutes 56 seconds East and run a distance of 120.00 feet to the point of beginning.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this quitclaim deed the day and year above written.

Signed in the presence of:


Signature


Name

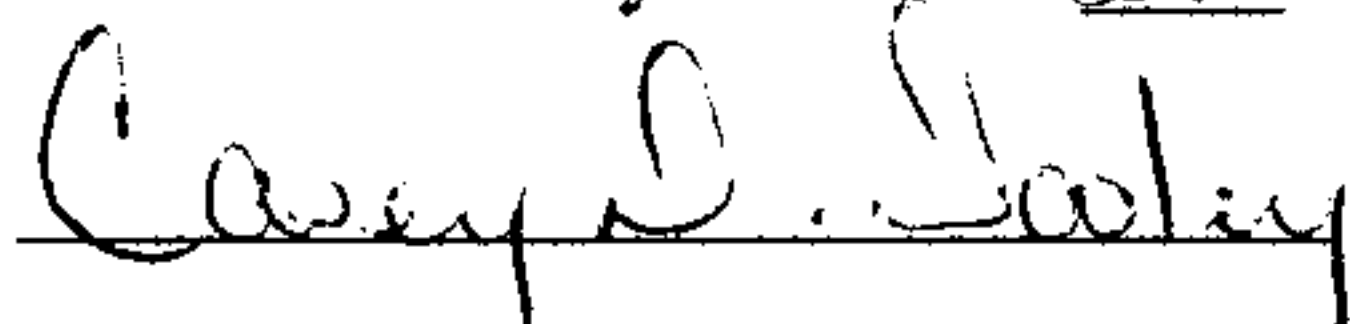

Larry Kent DBA Larry Kent Bldg Co.

STATE OF ALABAMA
COUNTY OF SHELBY

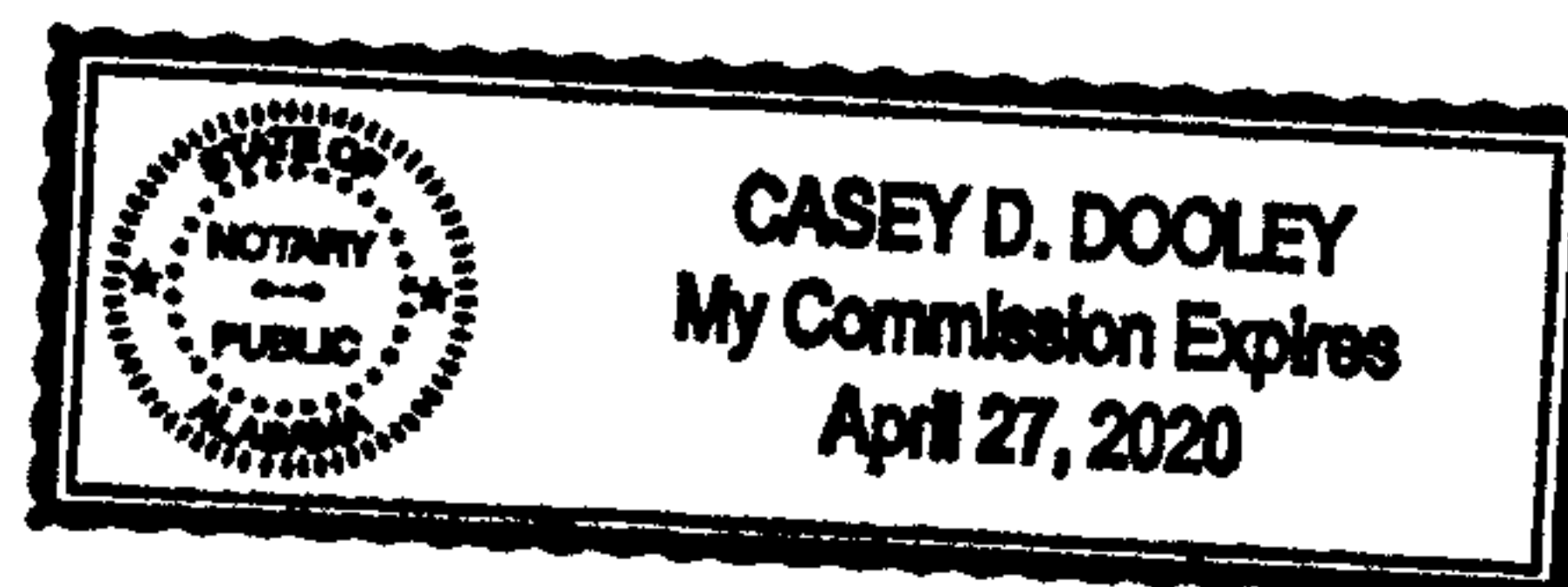
Shelby County, AL 07/26/2016
State of Alabama
Deed Tax: \$1.50

I Casey D. Dooley, a Notary Public in and for said County and State, hereby certify that Larry Kent DBA Larry Kent Bldg Co., having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 21st day of July, 2016.



Notary Public for the State of Alabama



My commission expires: April 27, 2020

Real Estate Sales Validation Form

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

Grantor's Name Larry Kent
Mailing Address 130 Bluebird Lane
Shelby, AL 35143

Grantee's Name Chelsea & Jacob Short
Mailing Address 142 Chase Creek Cir
Pelham, AL 35124

Property Address N/A

Date of Sale June 29th, 2016
Total Purchase Price \$ 1,179.90

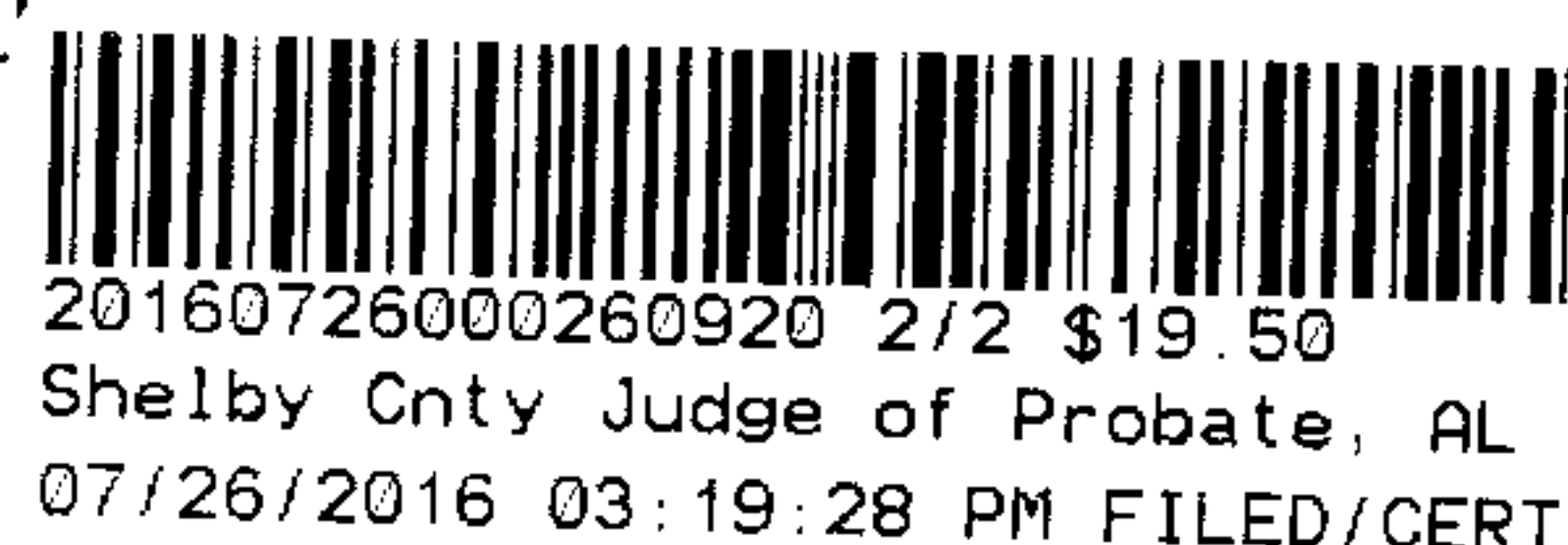
or
Actual Value \$

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



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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 7/26/16

Print Chelsea Short

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one