

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

KNOW ALL MEN BY THESE PRESENTS THAT:

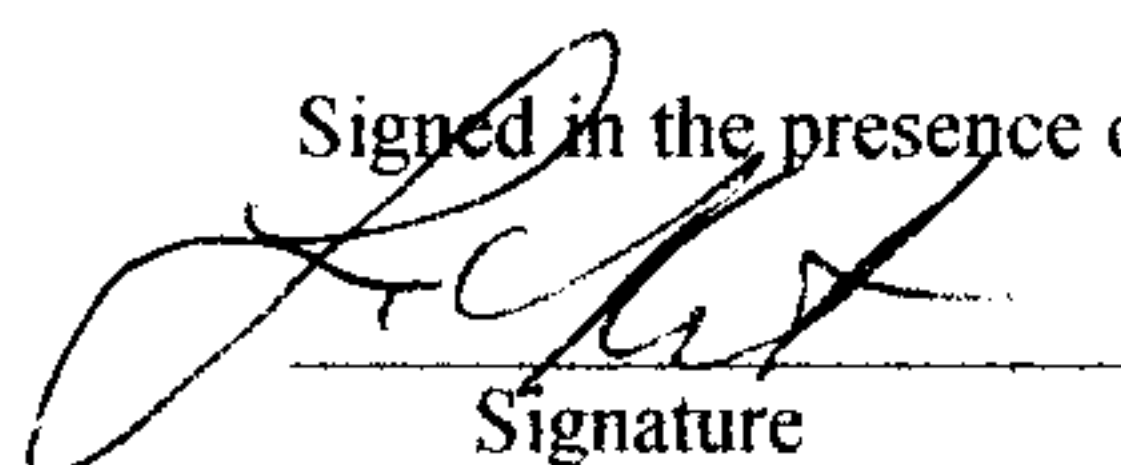
For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Larry Kent DBA Larry Kent Bldg Co., of 130 Bluebird Lane Shelby, Alabama 35143, (the "Grantor"), hereby remises, releases, quitclaims, grants, sells, and conveys to Chelsea Short, married, of 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 # 581305224001001007 13 5 22 4 001 001.007
COM @ SE COR LOT 1 BRIDDLEWOODPARC SECTOR 1 MB 17 PG 34 E50' TO
POB CONT E130(S)' N247.5' (D) 295(S)' W130(S)' S300(S)' TO POB


Parcel II: Part of South one-half of Section 22, Township 20 South, Range 3 West, being more particularly described as follows: Begin at the Southeast corner of Section 22, a distance of 1066.0 feet; thence turning an angle of 88 deg. 41 min. 24 sec. to the left in Westerly direction 3,304 feet to the point of intersection with East boundary of Wade property; thence turning an angle of 88 deg 29 min. right in a Northerly direction along East boundary of said Wade property 536.36 feet to the point of beginning; thence continue in the same direction 247.5 feet to the Southwest corner of Bobby Patton tract of land; thence East along the South line of Bobby Patton tract, run 1656.57 feet, more or less, to H.W. Dearing property; thence South along said Dearing Property 247.5 feet; thence West and parallel with the North line of the tract herein described, run 1656.57 feet, more or less to the point of beginning; being situated in Shelby County, Alabama. Less and Except: Part of the South 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of said Section 22; thence in a Northerly direction along the East line thereof, a distance of 1056.0 feet; then 88 deg. 41 min. 24 sec right, in a Northerly direction and parallel to said East line of Section, a distance of 536.31 feet to the point of beginning; thence 88 deg 41 min. 24 sec. Wleft in a Westerly direction a distance of 352.21 feet; thence 88 deg 01 min. 46 sec. right, in a Northerly direction a distance of 247.5 feet; thence 91 deg. 58 min. 14 sec. right, and parallel to the South line of said Section, a distance of 352.21 feet; thence 88 deg. 01 min. 46 sec. right, in a Southernly direction, a distance of 247.5 feet to the point of beginning, being situated in Shelby County, Alabama.

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

Larry Kent
Name


Larry Kent DBA Larry Kent Bldg Co.

STATE OF ALABAMA
COUNTY OF SHELBY

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.

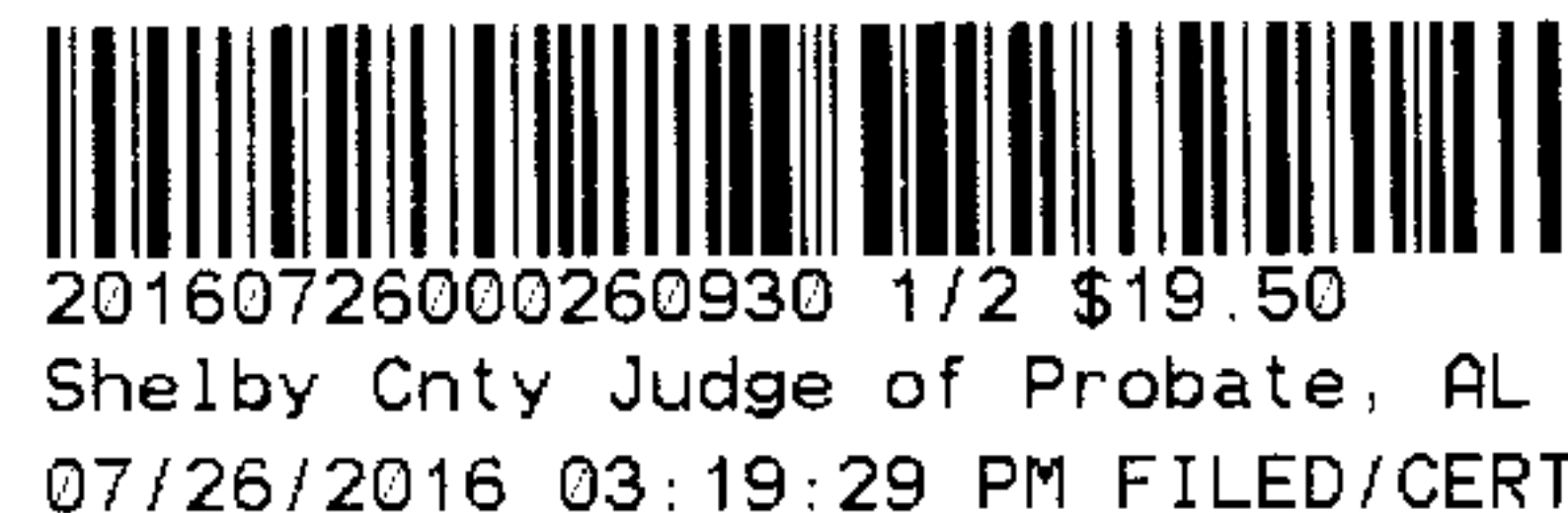
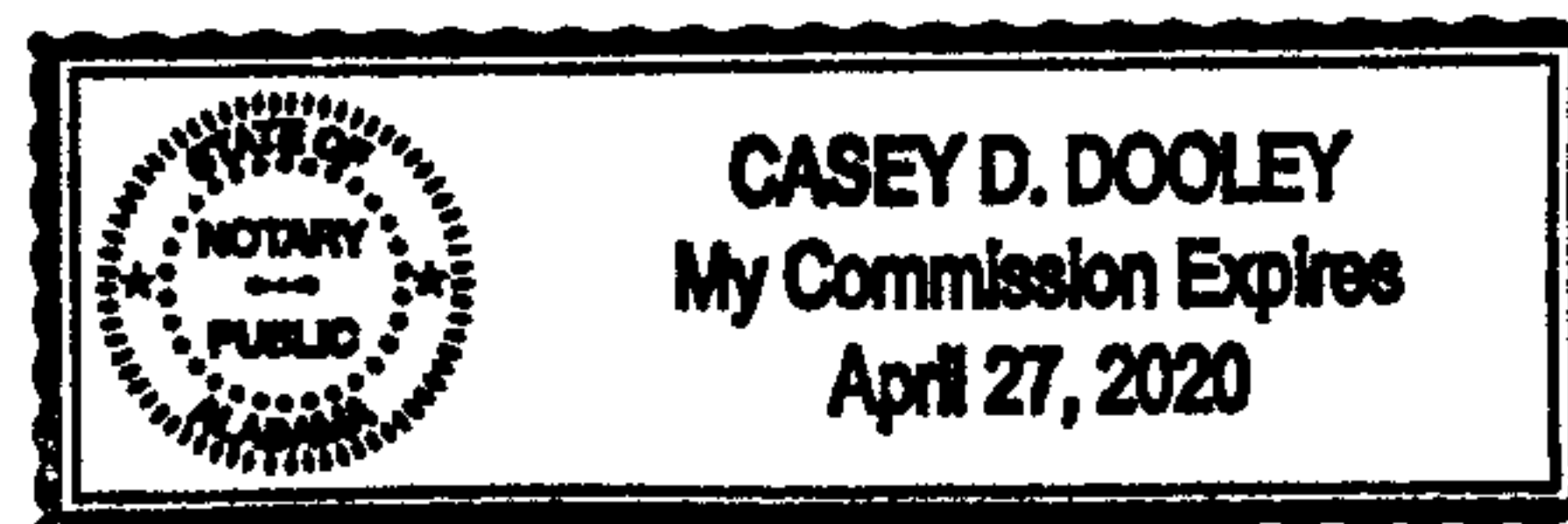
Shelby County, AL 07/26/2016
State of Alabama
Deed Tax: \$1.50

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

Casey D. Dooley

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 29, 2016
Total Purchase Price \$ 1441.00


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


20160726000260930 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
07/26/2016 03:19:29 PM FILED/CERT

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 _____

Print Chelsea Short

☐ Unattested

Sign Chelsea Short

(verified by)

(Grantor/Grantee/Owner/Agent) circle one