

Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To:

101 Chelsea Place
Chelsea AL 35043

QUIT CLAIM DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of **Five Thousand Dollars and No Cents (\$5,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael Bradley Davis, a married man**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Mary Elizabeth Davis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama:

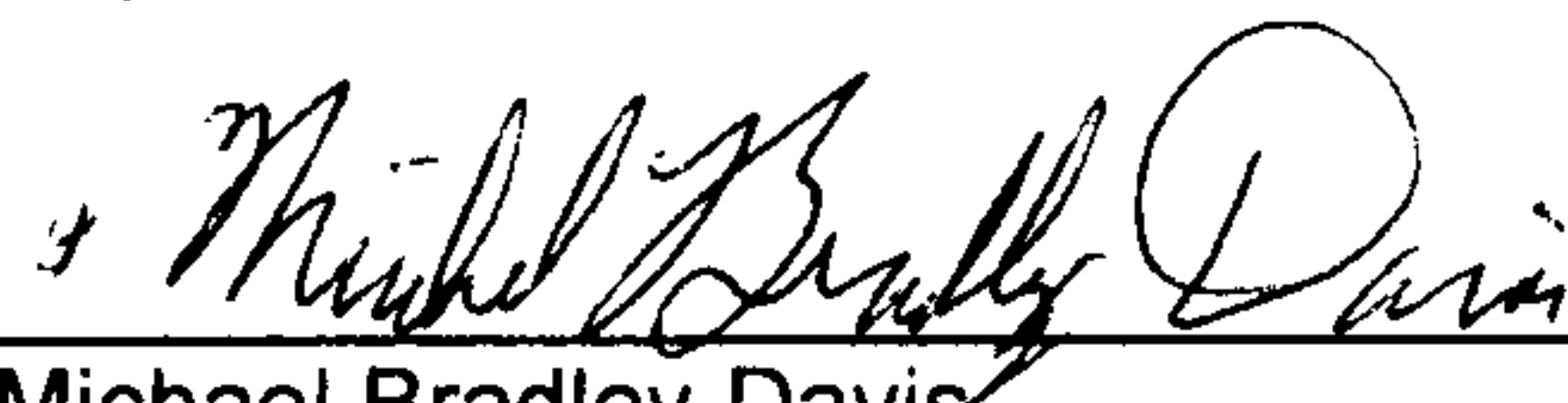
See attached Exhibit A for legal description incorporated herein for all purposes.

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the grantor herein.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.


IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 20th day of September, 2016.


Michael Bradley Davis

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that **Michael Bradley Davis**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 20th day of September, 2016.


Notary Public, State of Alabama
Mike T. Atchison
Printed Name of Notary
My Commission Expires: October 04, 2016

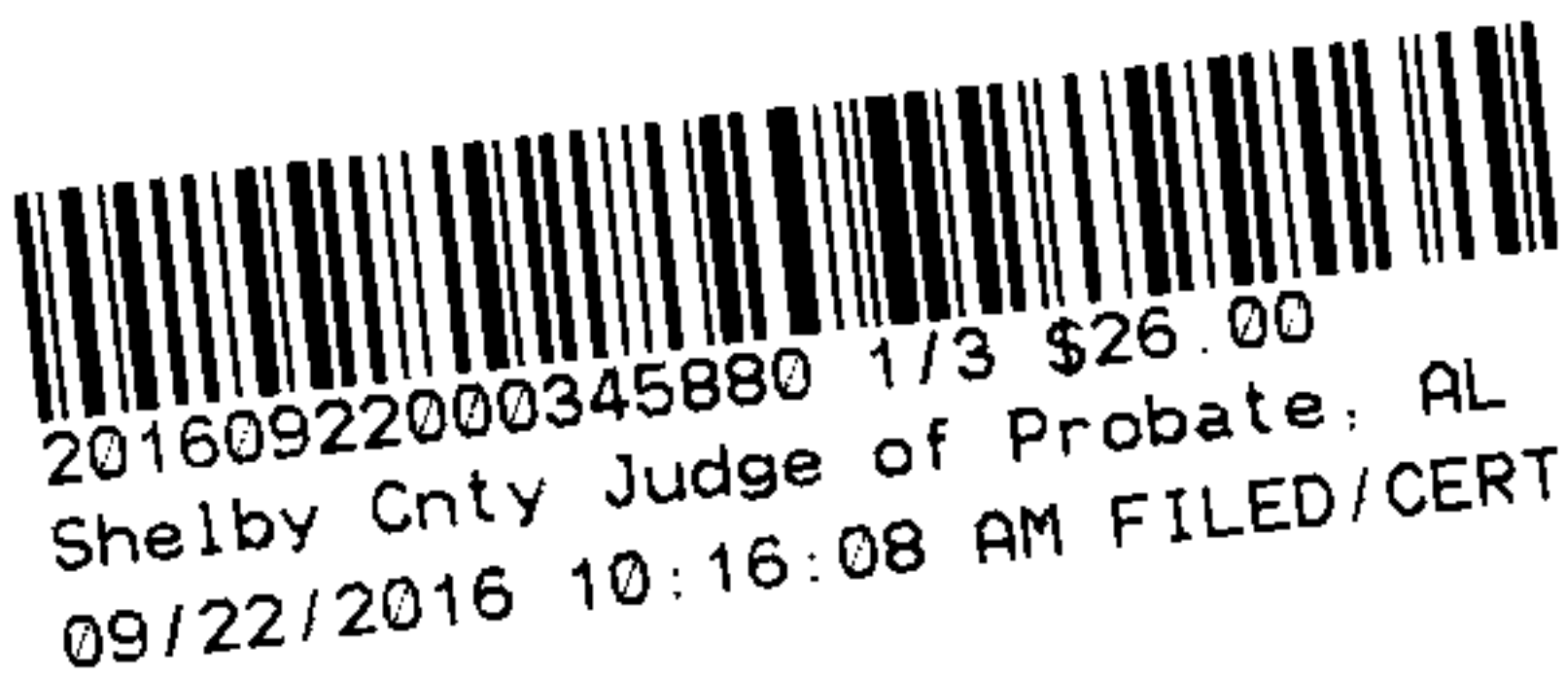
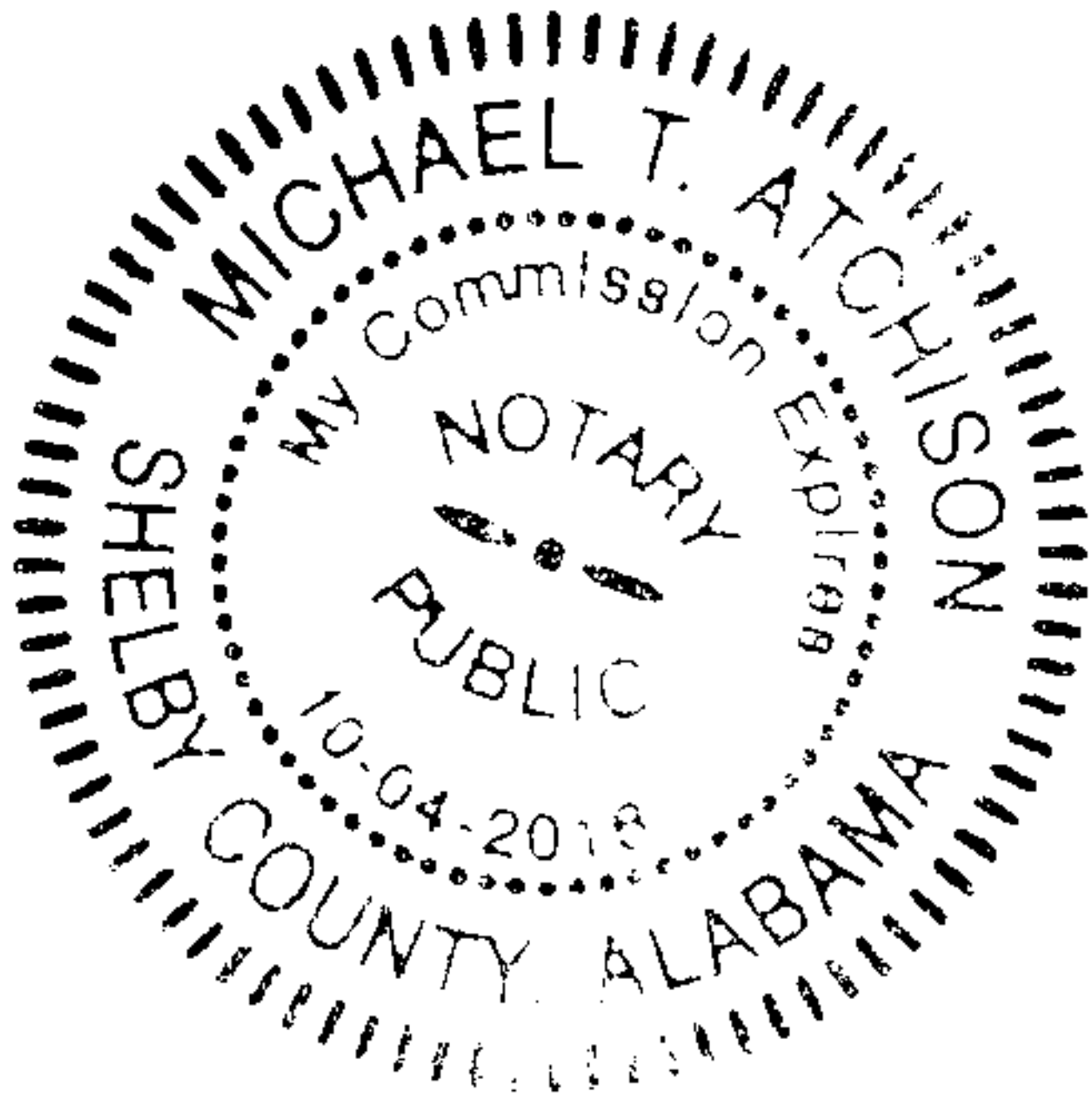


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land with parcel ID #s 154180000015.002 situated in the East half of the Southeast quarter of the Southeast quarter of Section 18, Township 20 S Range 1 W, Shelby County Alabama being more particularly described as follows:

Commence at a 3" capped iron locally accepted to be the Southeast corner of said Section 18; thence run North 00 degrees, 00 minutes, 56 seconds East along the East line of said Section 18 for a distance of 1,315.63 feet to an iron pin found locally accepted to be the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 18; thence run North 88 degrees, 21 minutes, 19 seconds West along the North line of said quarter-quarter Section for a distance of 456.46 feet to a point; thence run South 00 degrees, 03 minutes, 51 seconds West for a distance of 1033.67 feet to the point of beginning; thence run South 89 degrees, 56 minutes, 09 seconds East for a distance of 90.75 feet to an iron pin; thence run South 10 degrees, 08 minutes, 51 seconds East for a distance of 88.13 feet to an iron pin; thence run South 36 degrees, 26 minutes, 03 seconds East for a distance of 149.28 feet to an iron pin; thence run South 53 degrees, 22 minutes, 11 seconds East for a distance of 104.70 feet to an iron pin on the Northwest Right-of-Way line of Shelby County Highway #74 also being on a curve to the right having a central angle of 02 degrees, 34 minutes, 15 seconds and a radius of 1560.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along said R-O-W line for a distance of 70.00 feet to an iron pin; thence run North 89 degrees, 39 minutes, 59 seconds West for a distance of 213.62 feet to an iron pin; thence run North 00 degrees, 03 minutes, 51 seconds East for a distance of 292.41 feet to the point of beginning. Said parcel containing 1.1 acres, more or less.



20160922000345880 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
09/22/2016 10:16:08 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Michael Davis
Mailing Address 1258 Hwy 74
Chelsea, AL 35043

Grantee's Name Mary Davis
Mailing Address 101 Chelsea Place
Chelsea, AL 35043

Property Address 1258 Hwy 74
Chelsea, AL 35043

Date of Sale 9-20-16
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other
Quit Claim Deed

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 9-20-16

☐ Unattested _____
(verified by)

Print Mike T. Atchison
Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 09/22/2016
State of Alabama
Deed Tax: \$5.00

20160922000345880 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
09/22/2016 10:16:08 AM FILED/CERT