


PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
1240 1st North Suite 102
, Alabaster, Alabama 35007


20161012000373860 1/3 \$97.50
Shelby Cnty Judge of Probate, AL
10/12/2016 09:35:28 AM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of FIVE THOUSAND DOLLARS AND NO/100 to the undersigned
grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,
Sandra M. Draper, a Single Woman(herein referred to as grantor\grantors) releases, quitclaims,
grants, sells, and conveys to
JUSTIN W. DRAPER (herein referred to as Grantee\Grantees) the following described real
estate, IN SHELBY COUNTY ALABAMA to wit:
SEE EXHIBIT A FOR LEGAL DESCRIPTION
TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
11th day of October, 2016.

WITNESS:

Sandra M. Draper
Grantor

Grantor
STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
SANDRA M. DRAPER whose name is signed to the foregoing conveyance, and who is known
to me, acknowledge before me on this day, that being informed of the contents of the
conveyance he (she) (they) executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 11th day of October A.D. 2016.

K. E. Brown
NOTARY PUBLIC

Shelby County, AL 10/12/2016
State of Alabama
Deed Tax: \$76.50

EXHIBIT "A" SANDRA M. DRAPER to JUSTIN W. DRAPER

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, and run thence South along the West line of said quarter-quarter section 428.6 feet to the North line of a thirty foot reserved roadway; thence turn an angle of 90 degrees 05 minutes to the left and run along said North line of said roadway 300.0 feet to the point of beginning of the parcel herein described; thence continue in an easterly direction along the North line of said roadway along same course a distance of 100.0 feet to a point; thence turn an angle of 89 degrees 55 minutes to the left and run in a northerly direction a distance of 428.6 feet, more or less, to a point on the North line of said quarter-quarter section; thence run in a westerly direction along the North line of said quarter-quarter section to a point which is 300.0 feet East of the Northwest corner of said quarter-quarter section; thence run in a southerly direction a distance of 428.6 feet, more or less, to the point of beginning. According to the survey of Gary M. Roberts, Registered Land Surveyor.



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Real Estate Sales Validation Form

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

Grantor's Name Sandra M. Draper
Mailing Address P.O. Box 3073
Abolter, AL 35007

Grantee's Name Justin W. Draper
Mailing Address 6237 Black Creek Loop N
Hoover, AL 35244

Property Address 485 Hwy. 408
Shelby, AL

Date of Sale 10/12/16
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 76,080



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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 Tax Assessors office

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 10-12-16

Print Sandra M. Draper

☐ Unattested
(verified by)

Sign Sandra M. Draper
(Grantor/Grantee/Owner/Agent) circle one