SEND TAX NOTICE TO:
Issiac Dickens
2019 Edmonds Dr SE
Renton, WA 98055

Shelby County, AL 11/01/2016
State of Alabama
Deed Tax:$13.50

20161101000400390 1/2 $31.50
Shelby Cnty Judge of Probate, AL
11/01/2016 03:45:17 PM FILED/CERT

This instrument was prepared by: Jonathan Bedwell, Attorney
Legal Services Alabama, Inc.
1820 7th Ave. N. Suite 200
Birmingham, Alabama 35203
Telephone: (205) 328-3540

SOURCE OF TITLE: Deed
Instrument # 20130110000014760

DOCUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY OR OPINION, PREPARED FROM DESCRIPTION PROVIDED BY GRANTOR

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, in and for consideration of Ten (10.00) Dollars and other good and valuable consideration, to the undersigned grantors in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, **GLENCILE A. GREENLEA** (hereinafter known as "Grantor") does hereby remise, release, quitclaim and convey unto **ISSIAC DICKENS** (hereinafter known as "Grantee") all their right, title and interest in and to the following described real estate situated, lying and being in Shelby County, Alabama, to-wit:

Beginning at a point 21 feet west of the SE corner of the SE 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, and run south 86 degrees 15 minutes west along the south line of said 40 acres 420 feet to the east side of the Columbiana and Shelby public road; thence north 23 degrees 45 minutes west along the east side of said road 222 feet; thence north 86 degrees 15 minutes east 420 feet; thence south 23 degrees 45 minutes east 210 feet to point of beginning, and containing 2 acres, more or less, and located in Shelby County, Alabama.

GRANTOR intends to convey the same property previously conveyed to Arthur H. Greenlea by deed dated August 23, 1996, recorded as Instrument #199629388 in the Probate Office of Shelby County, Alabama and then to Arthur H. Greenlea and Glencile A. Greenlea by Warranty Deed with Right of Survivorship dated January 10, 2013, recorded as Instrument #20130110000014760 in the Probate Office of Shelby County, Alabama. The physical address of the property is **1315 Highway 47 South, Columbiana, Shelby County, Alabama**, however in the event of a discrepancy the legal description shall control.

THE PROPERTY CONVEYED IS NOT THE HOMESTEAD OF GRANTOR

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, GLENCILE A. GREENLEA, hereunto set her hand and seal, this 1 day of November, 2016.

Glencile A. Greenlea
Signature of Grantor

STATE OF AL)
)
COUNTY OF Jefferson)

I, Patricia C. Trabanino, a notary Public in and for said County, in said State, hereby certify that GLENCILE A. GREENLEA whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 (Day) day of November (Month), 2016 (Year).

(SEAL)

PATRICIA C. TRABANINO NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Aug. 11, 2018

Pat Trabanino
NOTARY PUBLIC Signature

My Commission Expires: 8/11/2018

Real Estate Sales Validation Form

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

Grantor's Name Glencile A. Greenlea
Mailing Address 1319 Hwy 47 S.
Columbiana, AL 35051

Grantee's Name Issiac Dickens
Mailing Address 2019 Edmonds Dr SE
Renton, WA 98055

Property Address 1315 Hwy 47 S.
Columbian, AL 35051

Date of Sale 11/1/2016
Total Purchase Price $
or
Actual Value $
or
Assessor's Market Value $ 13,117.00

20161101000400390 2/2 $31.50
Shelby Cnty Judge of Probate, AL
11/01/2016 03:45:17 PM FILED/CERT

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
X Other tax 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 11/1/2016 Print Glencile A. Greenlea

X Unattested _____ Sign Glencile A. Greenlea
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1