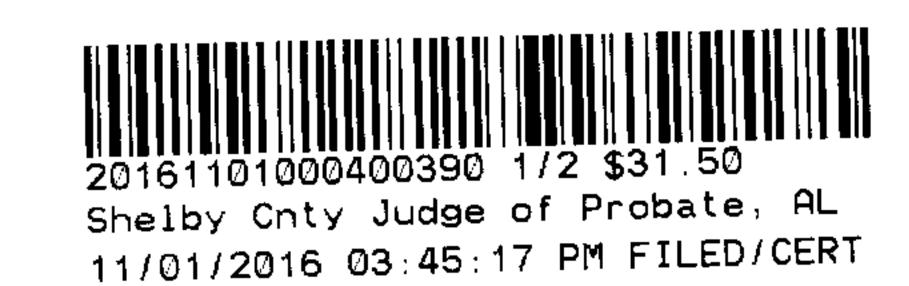
SEND TAX NOTICE TO: Issiac Dickens 2019 Edmonds Dr SE Renton, WA 98055 Shelby County, AL 11/01/2016 State of Alabama Deed Tax:\$13.50



This instrument was prepared by: Jonathan Bedwell, Attorney

Jonathan Bedwell, Attorney Legal Services Alabama, Inc. 1820 7<sup>th</sup> 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

day of Specular, 20 16

State of AL

COUNTY OF Jeffer O, 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 mc 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

(Day)

(Year)

(SEAL)

NOTARY PUBLIC Signature

My Commission Expires: <u>\$2</u>

8/11/2018

## Real Estate Sales Validation Form

This Document must be filed in acco	rdance with Code of Alabama 1975, Section 40-22-1
Grantor's Name Glencile A. Gre	enlea Grantee's Name 155jac Dickens
Mailing Address 1319 Hwy 417 S	Mailing Address 2019 Edmonds Dr Sl
Columbiana ,AL	35051 Renton, WA 9805
Property Address 1315 Huy 47 S.  Columbian, AL 35	Date of Sale 11/1/2016 Total Purchase Price \$
20161101000400390 2/2 \$31 50	or Actual Value <u>\$</u>
20161101000400390 2/2 \$31.50	or
Shelby Cnty Judge of Probate, AL 11/01/2016 03:45:17 PM FILED/CERT	Assessor's Market Value \$ 13,117
	this form can be verified in the following documentary entary evidence is not required)  Appraisal  V Other +ax assessed -a lue
Closing Statement	
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 to property and their current mailing address.	the name of the person or persons conveying interest
Grantee's name and mailing address - provide to property is being conveyed.	the name of the person or persons to whom interest
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 being conveyed by the instrument offered for re	r the purchase of the property, both real and personal, ecord.
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.	
excluding current use valuation, of the property	etermined, the current estimate of fair market value, as determined by the local official charged with the ax purposes will be used and the taxpayer will be penalized (h).
	that the information contained in this document is true and atements claimed on this form may result in the imposition § 40-22-1 (h).
Date 11/1/20/6	Print Glencile A. Greenlea
/ / <u>X</u> Unattested	Sign Mencile A. Mreenlea (Grantor/Grantee/Owner/Agent) circle one
(verified by)	(Grantor)/Grantee/Owner/Agent) circle one

Form RT-1