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11/08/2016 02:42:11 PM
QCDEED 1/4

RECORD AND REQUESTED BY:

Gina Kelly and John B. Kelly
11008 Highway 55
Sterrett, AL 35147
File No. AL342424

Prepared By:

Certified Document Solutions
c/o Attorney Bruce Clark
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:

08-5-22-0-001-002.002

QUIT CLAIM DEED

This indenture Made this 14th day of October, 2016, by and between **GINA DELLA-SAVIA N/K/A GINA KELLY AND JOHN B. KELLY, WIFE AND HUSBAND**, whose post office address is 11008 Highway 55, Sterrett, AL 35147, as Grantor(s), and **JOHN B KELLY AND GINA KELLY, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is 11008 Highway 55, Sterrett, AL 35147, as Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 11008 Highway 55, Sterrett, AL 35147

Being all of the same Property conveyed to Grantor by virtue of a General Warranty Deed recorded August 1, 2007 among the Official Property Records of Shelby County, Alabama as Instrument 20070801000358560.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor(s), either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 4 day of October, 2016.

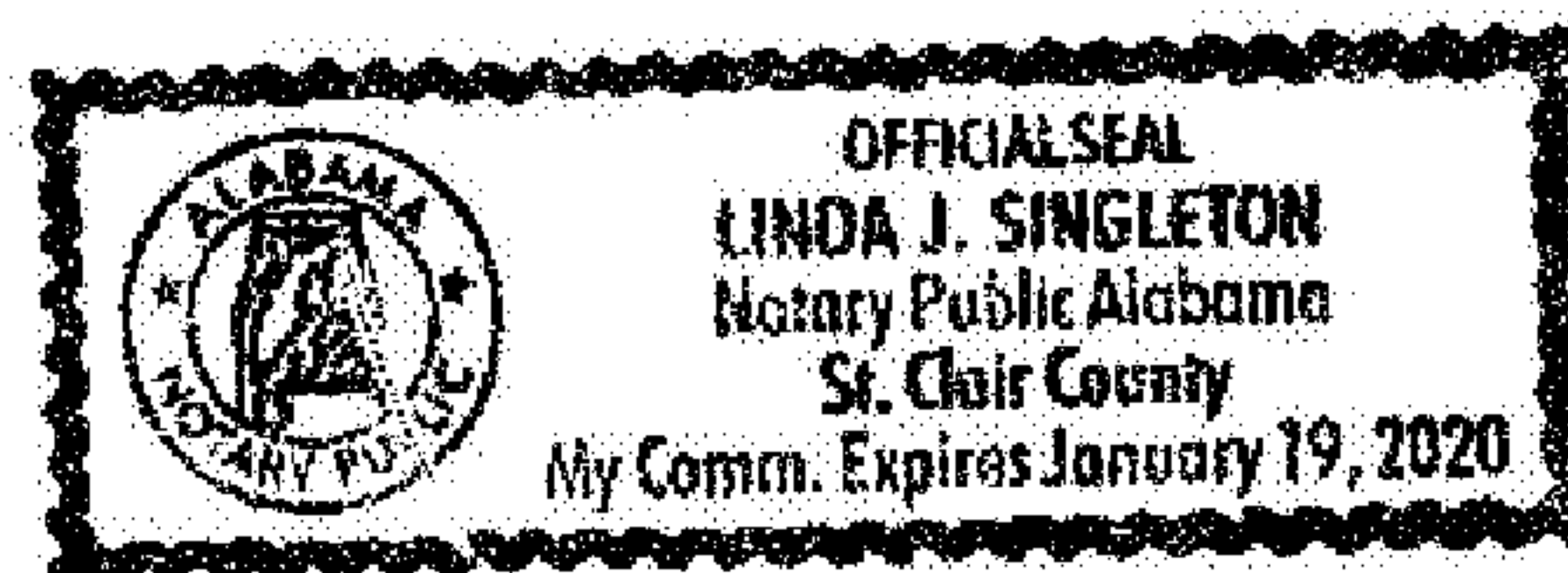
Gina Della-Savia N/K/A Gina Kelly
Gina Della-Savia N/K/A Gina Kelly
John B. Kelly
John B. Kelly

STATE OF AL
COUNTY OF Shelby

I, Linda J. Singleton, a Notary Public in and for said County in said State, hereby certify that Gina Della-Savia N/K/A Gina Kelly and John B. Kelly 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 on the day the same bears date.

Given under my hand and official seal this 4 day of October, 2016.

Linda J. Singleton
NOTARY PUBLIC
Printed Name: Linda J. Singleton
My Commission Expires: 01-19-2020



Total Purchase Price or Fair 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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.

Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

ALL that certain lot or parcel of land situate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commencing at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees, 00 minutes, 05 seconds East a distance 183.26 feet from the Point of Beginning; thence South 65 degrees, 11 minutes, 07 seconds East a distance of 133.05 feet; thence South 00 degrees, 32 minutes, 11 seconds West a distance of 129.6 feet; thence South 89 degrees, 57 minutes, 17 seconds West a distance of 455.37 feet to the East right of way line of Shelby County Road No. 55 and the point of curvature of a tangent curve, concave to the West, having a radius of 3077.67 feet, a central angle of 4 degrees, 12 minutes 37 seconds and a chord of 225.11 feet bearing North 11 degrees, 08 minutes, 26 seconds East; thence Northerly along said curve a distance of 226.16 feet; thence South 89 degrees, 27 minutes, 41 seconds East a distance of 218.74 feet; thence South 65 degrees, 11 minutes, 03 seconds East a distance of 80.87 feet to the Point of Beginning.

Commonly known as: 11008 Highway 55, Sterrett, AL 35147

Parcel ID #: 08-5-22-0-001-002.002

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name GINA DELLA-SAVIA NIKKA GINA KELLY AND JOHN B. KELLY
 Mailing Address 11008 Highway 55, Sterrett, AL 35147

Grantee's Name JOHN B KELLY AND GINA KELLY
 Mailing Address 11008 Highway 55, Sterrett, AL 35147

Property Address 11008 Highway 55, Sterrett, AL 35147

Date of Sale 10-04-16

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 146,500

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

☐ Appraisal

☐ Sales Contract

☒ Other SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

☐ 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 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 10-4-16

Print Gina Kelly John B Kelly

Unattested _____

Sign Gina Kelly John B Kelly

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/08/2016 02:42:11 PM
 \$25.00 CHERRY
 20161108000412980

John B Kelly