

This instrument prepared by:  
Shannon R. Crull, PC  
3009 Firefighter Lane  
Homewood, AL 35209

**This deed prepared without benefit  
Of survey or title examination.**

**QUITCLAIM DEED**

STATE OF ALABAMA }  
COUNTY OF SHELBY } Know All Men by These Presents:

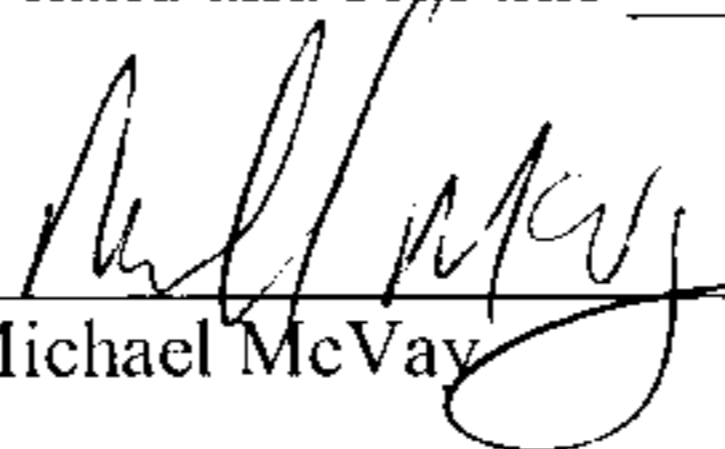
That for and in consideration of the sum of **Ten and 0/100 Dollars (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **Michael McVay, a single man**, (herein referred to as Grantor) hereby remise, release, quitclaim, grant, sell, and convey unto **Karen Spell n/k/a Karen Kelley**, (herein referred to as Grantee) all of my right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to wit:

**Lot 28, according to the Survey of Narrows Point-Phase 3, as recorded in Map Book 28, Page 120 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 2000-09755; First Amendment recorded in Instrument No. 2000-17136; Second Amendment recorded in Instrument No. 2000-36696; Third Amendment recorded in Instrument No. 2001-38328; Fourth Amendment recorded in Instrument No. 20020905000424180; Fifth Amendment recorded in Instrument No. 20021017000508250; Sixth Amendment recorded in Instrument No. 20030716000450980; Seventh Amendment recorded in Instrument No. 20050831000450840; Eighth Amendment recorded in Instrument No. 20061031000537350; Ninth Amendment recorded in Instrument No. 20061211000599540; Tenth Amendment recorded in Instrument No. 20070607000266840; and Eleventh Amendment recorded in Instrument No. 20080711000280890, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereafter collectively referred to as the "Declaration").**

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HIS SPOUSE.

TO HAVE AND TO HOLD to the said Grantee, her heirs, successors and assigns forever.

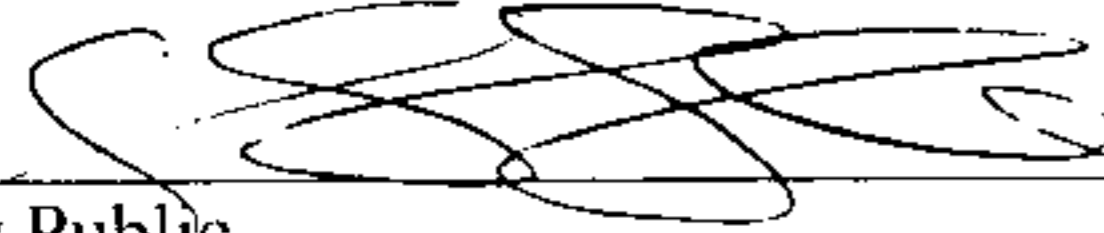
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27<sup>th</sup> day of December, 2016.

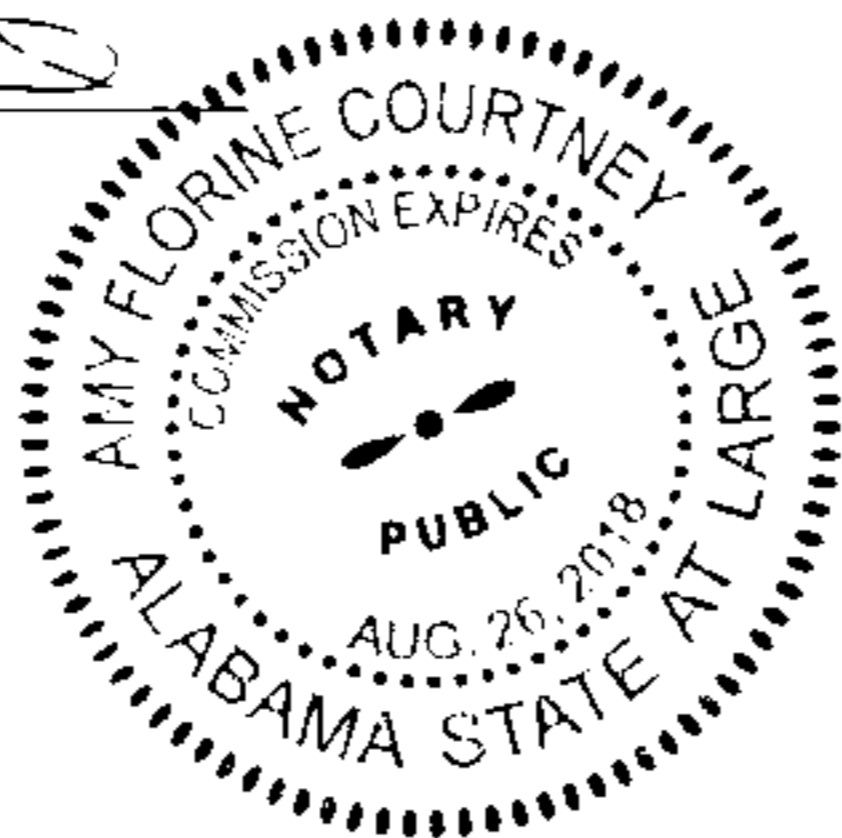
 (Seal)  
Michael McVay

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, Amy Florine Courtney, a Notary Public in and for said County, in said State, hereby certify that Michael McVay, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.


Given under my hand this 27 day of December, 2016.

  
Notary Public  
My Commission Expires:



Send Tax Notice to:  
Hunter Kelley  
206 Narrows Point Lane  
B'ham AL 35242

Shelby County AL 01/10/2017  
State of Alabama  
Deed Tax: \$193.00

  
20170110000008910 1/2 \$211.00  
Shelby Cnty Judge of Probate, AL  
01/10/2017 02:43:59 PM 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 McVay
Mailing Address 535 Springs Ave
Birmingham, AL 35242

Grantee's Name Karen Kelley
Mailing Address 204 Narrows Pt Lane
Birmingham, AL 35242

Property Address 204 Narrows Point Ln
Birmingham, AL 35242

Date of Sale 12/27/16

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 193,000



20170110000008910 2/2 \$211.00
Shelby Cnty Judge of Probate, AL
01/10/2017 02:43:59 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
Other 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 12/27/16

Print Amy Florine Courtney

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one