

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1500 SOLANA BLVD, BLDG. 6
WESTLAKE, TX 76262
ATTN: RECORDING

Order Number:
51893709LA

Fair Market Value: \$232,040.00

QUIT CLAIM DEED

STATE OF ALABAMA)	Send Future Tax Notices to:
)	Christopher L. King
COUNTY OF SHELBY)	209 Starboard Dr., Shelby, AL 35143

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **CHRISTOPHER L. KING a/k/a CHRIS L. KING**, an unmarried man, and **KIMBERLY L. HALL f/k/a KIMBERLY L. KING**, a married woman, who acquired title as husband and wife, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **CHRISTOPHER L. KING**, an unmarried man, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

From the Southwest comer of the Southeast 1/4 of the Northeast 1/4, Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, run South 89 degrees 59-minutes 02 seconds East 1018.0 feet; thence North 00 degrees 58 minutes 35 seconds East 350.7 feet to the beginning point of the parcel of land herein described; from said point, run South 50 degrees 30 minutes 51 seconds East 143.69 feet; thence South 35 degrees 57 minutes 09 seconds East 156.61 feet; thence North 49 degrees 51 minutes 19 seconds East 15.55 feet; thence North 32 degrees 38 minutes 55 seconds West 21.21 feet; thence North 01 degree 21 minutes 06 seconds West 47.02 feet; thence North 11 degrees 06 minutes 04 seconds East 9.72 feet; thence North 19 degrees 10 minutes 28 seconds East 10.52 feet; thence North 30 degrees 36 minutes 14 seconds East 17.38 feet; thence North 47 .degrees 14 minutes 50 seconds East 15 .97 feet; thence North 50 degrees 48 minutes 38 seconds East 31.94 feet; thence North 44 degrees 31 minutes 44 seconds East 16.13 feet; thence North 26 degrees 02 minutes 25 seconds East 15.72 feet; thence North 06 degrees 02 minutes 48 seconds East 15.97 feet; thence North 09 degrees 03 minutes 08 seconds West 15.91 feet; thence North 15 degrees 22 minutes 46 seconds West 15.62 feet; thence North 08 degrees 01 minute 40 seconds West 12.03 feet; thence North 02 degrees 07 minutes 06 seconds East 11. 96 feet; thence North 09 degrees 23 minutes 37 seconds East 24.05 feet; thence North 14 degrees 39 minutes 11 seconds East 19.61 feet; thence North 89 degrees 12 minutes 41 seconds West 7.00 feet; thence North 89 degrees 12 minutes 41 seconds West 265.59; thence South 00 degrees 58 minutes 35 seconds West, 64.89 feet, back to the beginning point.

ALSO: An Easement for Ingress and Egress described as follows:

From the Southwest comer of the Southeast 1/4 of the Northeast 1/4, Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, run South 89 degrees 59 minutes 02 seconds east 1,018.00 feet; thence North 00 degrees 58 minutes 35 seconds East 215.0 feet to the beginning of a 20 foot easement; thence along the West line of said easement North 00 degrees 58 minutes 35 seconds East 20.01 feet; thence South 89 degrees 00 minutes 00 seconds East 46.78 feet; thence North 60 degrees 58 minutes 00 seconds East 66.0 feet; thence South 50 degrees 30 minutes 51 seconds East 10.85 feet; thence South 35 degrees 57 minutes 09 seconds East 9.97 feet; thence South 60 degrees 58 minutes 00 seconds West 76.55 feet; thence 89 degrees 00 minutes 00 seconds West 52.13 feet back to the beginning point.

Prior Deed Reference: Instrument No. 20060414000174450

Parcel ID Number: 33 1 12 1 001 021.000

Commonly Known As: 209 Starboard Dr., Shelby, AL 35143

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

This Deed is executed pursuant to the Divorce Decree dated 07/31/2006, in Etowah County Court, Case Number DR 06-1204 RAF, between Christopher Lee King & Kimberly Lynne King.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by First American Title Insurance Co.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 26 day of October, 2016.

GRANTOR (1 of 2):

Detrice R. James
WITNESS

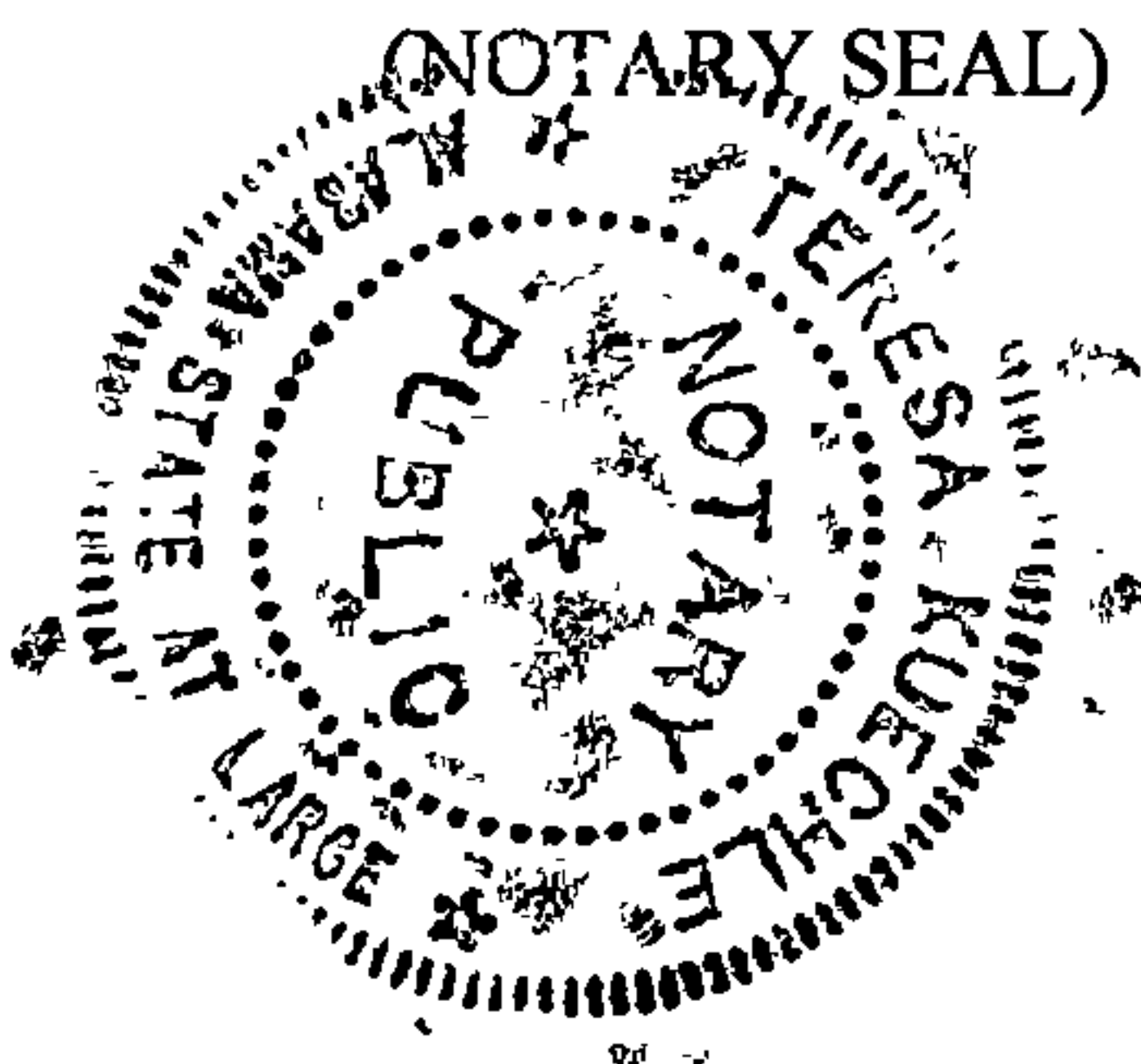
Christopher L. King
CHRISTOPHER L. KING
a/k/a CHRIS L. KING

STATE OF ALABAMA
COUNTY OF Etowah

I, Teresa A. Kuechee, a Notary Public for the State of Alabama, do hereby certify that **CHRISTOPHER L. KING a/k/a CHRIS L. KING**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 26 day of October, 2016.

Teresa A. Kuechee
Notary Public Teresa Kuechee
My commission expires MY COMMISSION EXPIRES FEBRUARY 28, 2020



IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 26th day of October, 2016.

GRANTOR (2 of 2):

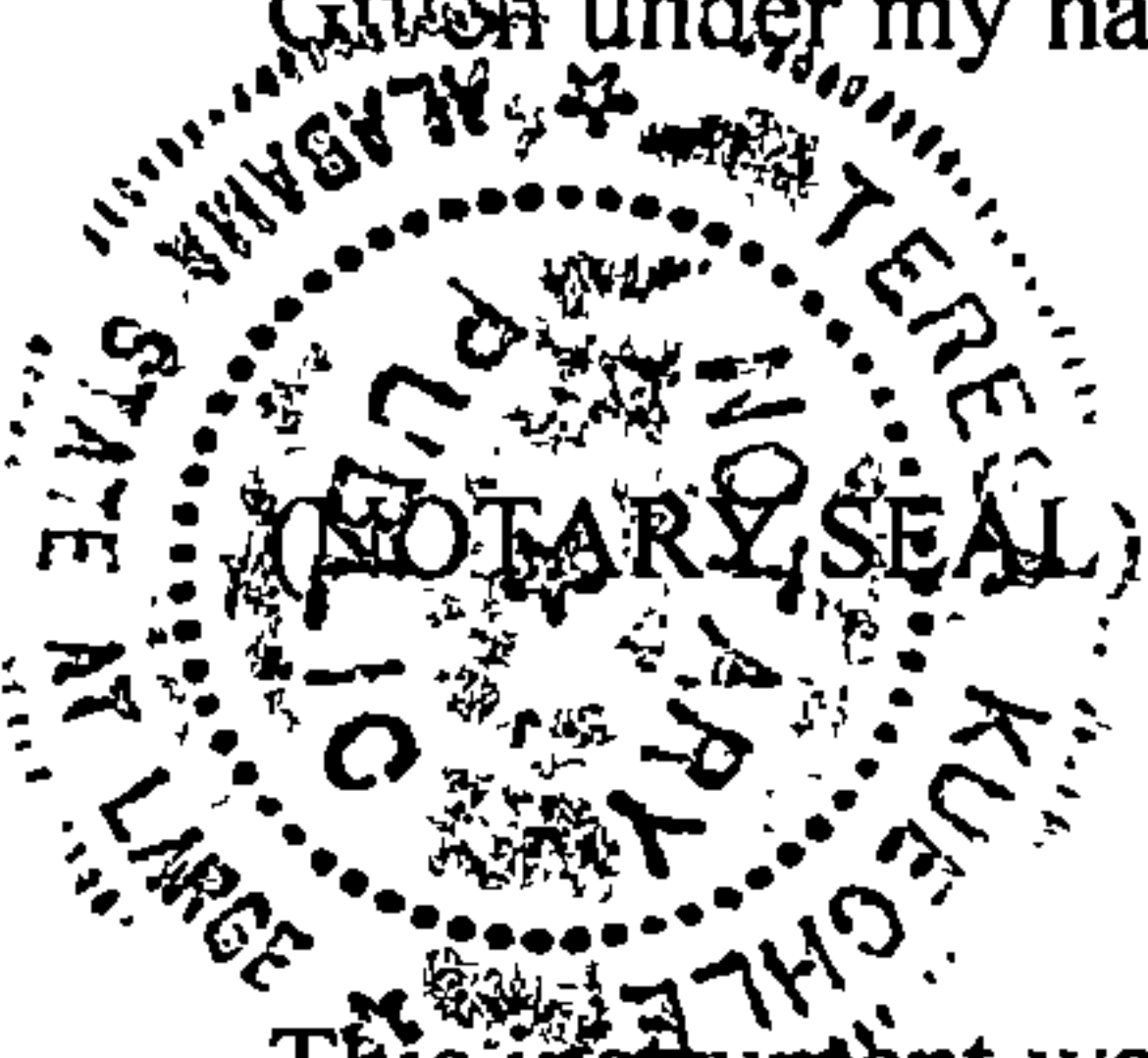
Detrie L. Jones
WITNESS

KIMBERLY L. HALL f/k/a
KIMBERLY L. KING

STATE OF ALABAMA
COUNTY OF Stowah

I, Teresa A. Kuechle, a Notary Public for the State of Alabama, do hereby certify that KIMBERLY L. HALL f/k/a KIMBERLY L. KING, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 26 day of October, 2016.



Teresa A. Kuechle
Notary Public Teresa Kuechle
My commission expires:

MY COMMISSION EXPIRES FEBRUARY 28, 2020

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

KING
51893709

FIRST AMERICAN ELS
QUIT CLAIM DEED



3 AL

Real Estate Sales Validation Form

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

Grantor's Name CHRISTOPHER L KING
Mailing Address KIMBERLY L KING
209 STARBOARD DR
SHELBY, AL 35143

Grantee's Name CHRISTOPHER L KING
Mailing Address 209 STARBOARD DR
SHELBY, AL 35143

Property Address 209 STARBOARD DR
SHELBY, AL 35143

Date of Sale 11/14/2016
Total Purchase Price \$ 10.00

or
Actual Value \$

20170111000012020 01/11/2017 11:56:40 AM QCDEED 4/4 or
Assessor's Market Value \$ 232,040.00 1/2 = 116,020.00

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 FAIR MARKET VALUE
☐ 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 12/30/16

Print Marcus Chandler

Unattested

Sign Marcus Chandler

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 11:56:40 AM
\$140.50 CHERRY
20170111000012020

[Signature]