

This instrument prepared by:  
Thomas J. Skinner, IV., Esq.  
Law Offices of Thomas J. Skinner, IV, LLC  
2164 11<sup>th</sup> Avenue South  
Birmingham, Alabama 35205

**20170228000068480**  
**02/28/2017 11:19:54 AM**  
**DEEDS 1/3**

Send tax notice to:  
BJ Baker and Michelle Baker  
127 Honeysuckle Road  
Helena, Alabama 35080

STATE OF ALABAMA )  
SHELBY COUNTY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar, and 00/100 Dollars (\$1.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Fay Bailey**, a ~~married~~ <sup>single</sup> woman, (hereinafter called "**grantor**"), hereby remises, releases, quitclaims, grants, sells, and conveys to **BJ Baker and Michelle Baker**, (hereinafter called "**grantees**") all its right, title, interest and claim in or to the following described real estate, situated at 127 Honeysuckle Road, Helena, Shelby County, Alabama, to-wit:

*F.B.*

Legal Description is attached hereto as Exhibit "A."

To have and to hold unto said Grantees, their respective heirs and assigns forever.

The undersigned does hereby certify that the above described property does not constitute her homestead.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument on the 21<sup>st</sup> day of February, 2017.

*Fay Bailey*  
\_\_\_\_\_  
Fay Bailey  
Grantor

STATE OF Alabama )  
Shelby COUNTY )

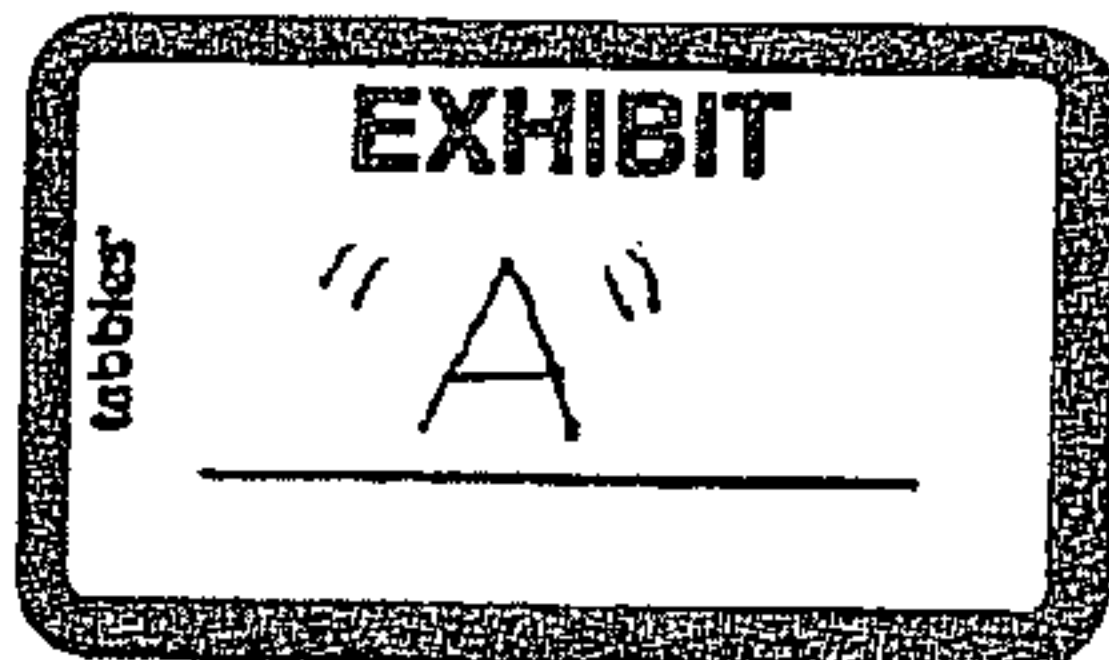
I, the undersigned, hereby certify that **Fay Bailey** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date. Given under my hand and seal of this office this 21<sup>st</sup> day of February, 2017.

[SEAL]

**JERRICA PIKE FLETCHER**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
May 01, 2017

*Jerrica Pike Fletcher*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 5-1-2017

BEGIN at the SE Corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, said point also being the SE Corner of Lot 1 of Lawley's Subdivision, as recorded in Map Book 28, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°02'13"W, a distance of 453.32'; thence N21°46'44"E, a distance of 39.82' to the beginning of a curve to the right, having a radius of 150.00, a central angle of 21°45'39", and subtended by a chord which bears N32°45'05"E, and a chord distance of 56.63'; thence along the arc of said curve, a distance of 56.97'; thence N43°38'00"E, a distance of 21.31'; thence S89°02'13"E, a distance of 396.09'; thence S01°38'05"W, a distance of 101.01' to the POINT OF BEGINNING.



Real Estate Sales Validation Form

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

Grantor's Name Fay Bailey Grantee's Name BT Baker + Michelle Baker  
 Mailing Address 221 Honeysuckle Rd Mailing Address 127 Honeysuckle Rd  
Helena, AL Helena, AL  
35080 35080

Property Address 127 Honeysuckle Rd Date of Sale 2/21/2017  
Helena, AL Total Purchase Price \$ \_\_\_\_\_  
35080 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's 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 deed tax - deed is to correct title only

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. relating to Inst. # 20170105000004250

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 2/28/2017 Print Thomas J. Skinner, IV  
 \_\_\_\_\_ Sign T.J. Skinner  
 Unattested (verified by) \_\_\_\_\_ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/28/2017 11:19:54 AM  
 S22.00 CHERRY  
 20170228000068480

*[Handwritten signature]*