

QUIT CLAIM DEED
(Husband and Wife to an Individual)

20170310000083230
03/10/2017 03:36:02 PM
QCDEED 1/3

KNOWN ALL MEN BY THESE PRESENT THAT:

IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and for good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, CHRISTOPHER E GOULD and JAMIE GOULD, as Husband and Wife, hereinafter referred to as "Grantor", do hereby remise, release, quitclaim and convey unto CHRISTOPHER E GOULD, A SINGLE MAN, hereinafter "Grantee" the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Part of the Southeast ¼ of the Northeast ¼ of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama: Commence at the Northeast corner of said ¼-¼ section and run East along the North line of said ¼-¼ section a distance of 400 feet to the point of beginning; thence continue East along the North line of said ¼-¼ section a distance of 210 feet to a point; thence run South 0 degrees 15 minutes 19 seconds West a distance of 210 feet; thence run in a Westerly direction parallel to the North line of said ¼-¼ section a distance of 210 feet; thence run North 0 degrees 15 minutes 19 seconds East a distance of 210 feet to the point of beginning.

ALSO a 30 foot easement for ingress and egress and utilities lying West of the above described property and East of Gould Road. Being more particularly described as follows: The North 30 feet of the Southeast ¼ of the Northeast ¼ of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, lying East of Gould Road and West of the West line of the above described property,

LESS AND EXCEPT, oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors. SUBJECT to all easements, rights-of-way, protective covenants, and mineral reservations if any.

TO HAVE AND TO HOLD same unto Grantee, unto Grantee's assigns forever, with all apputenances thereunto belonging.

The property herein conveyed _____ is not a part of the homestead of Grantors as the term "homestead" is defined and used in Alabama Code Sections 6-10-2, -3 (1975) as amended, or X is a part of the homestead of Grantors.

WITNESS Grantor(s) hand(s) this the 5 day of MAR, 2016.

AL QUIT CLAIM DEED

Christopher E. Gould

Grantor

CHRISTOPHER E GOULD

Jamie Gould

Grantor

JAMIE GOULD

STATE OF ALABAMA

SHELBY COUNTY

I, a Notary Public, hereby certify that Christopher E. Gould and Jamie Gould whose names are signed to the foregoing instrument or conveyance and who are known to me, acknowledged before me on this day that, being informed of the effects of the conveyance, they executed the same voluntarily on the 8 day of Mar, 2015²⁰¹⁶_{RC}

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 8 day of Mar, 2016.

Signed, sealed and delivered in presence of:

Roc Laty
Notary Public

My Commission expires: 08-18-18



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 E Gould and Jamie Gould
Mailing Address 361 Gould Rd, Columbiana, AL 35051
Grantee's Name Christopher E Gould
Mailing Address 361 Gould Rd, Columbiana, AL 35051
Property Address 361 Gould Rd, Columbiana, AL 35051
Date of Sale 3/8/2016
Total Purchase Price \$ 0
Actual Value \$
Assessor's Market Value \$ 146,500.00 full 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 Mortgage taken simultaneously in the amount of \$206,932 was recorded and taxes paid.
Appraisal
Other
Tax records

This was a part of a purchase as a part of a divorce
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 3/8/2016 Print Eric D Logan

Unattested (verified by) Sign Eric D. Logan (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
03/10/2017 03:36:02 PM
\$22.00 CHERRY
20170310000083230

Signature