

10, 2017

Send tax notice to:  
KRISTEN COLEY  
344 CHESSER PARK DR  
CHELSEA, AL 35043  
TVL1700240

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy Ste 645  
Birmingham, Alabama 35243

STATE OF AL  
COUNTY JEFFERSON

**QUIT CLAIM DEED**

TVL1700240

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned GRAHAM R. COLEY (hereinafter referred to as the "Grantor") by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto KRISTEN BAILEY FKA KRISTEN M. COLEY, (hereinafter referred to as the "Grantee"), all her/his right title and interest in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

**Lot 63, according to the Survey of Cottages at Chesser Phase 1, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the common areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Map Book 33, Page 45, Instrument No. 20040511000248910, Instrument No. 20040615000322690, First Amendment to Declaration as recorded in Instrument No. 20091008000381600, Second Amendment to Declaration recorded in Instrument No. 20120124000028010, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").**

**DEED PREPARED PURSUANT TO THAT CERTAIN DIVORCED FILE IN SHELBY COUNTY CASE NO DR-2016-900302.00**

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

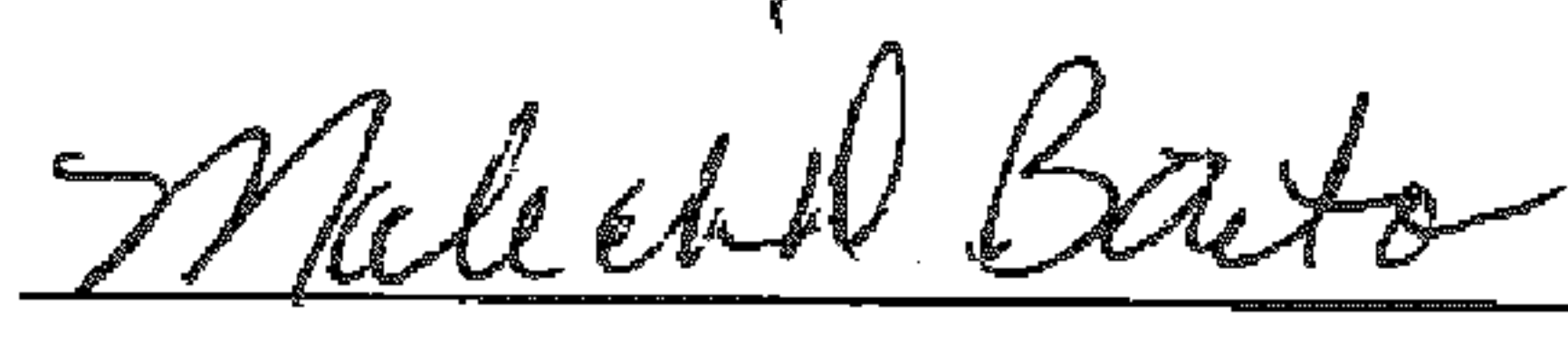
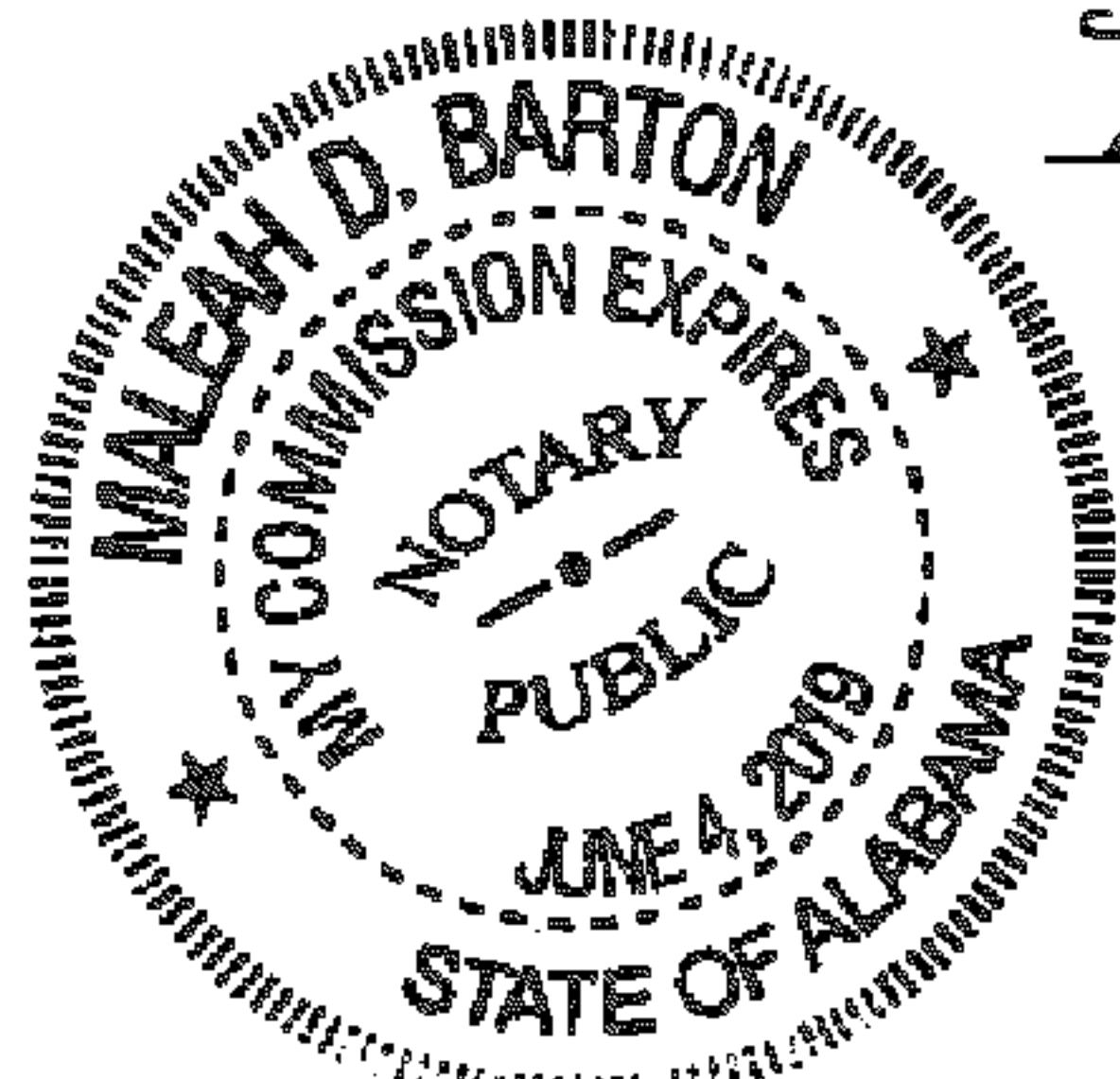
IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 22<sup>nd</sup> day of JULY.

  
GRAHAM R. COLEY

STATE OF AL  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GRAHAM R. COLEY, 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 said instrument, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of July.

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

Grantor's Name	Graham R. Coley	Grantee's Name	Kristen Bailey
Mailing Address	344 Chesser Park Dr	Mailing Address	344 Chesser Park Dr
	Chelsea, AL 35043		Chelsea, AL 35043
Property Address	344 Chesser Park Dr	Date of Sale	July 22nd, 2017
	Chelsea, AL 35043	Total Purchase Price	\$ 10,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 \_\_\_\_\_ Print \_\_\_\_\_

\_\_\_\_ Unattested \_\_\_\_\_ Sign \_\_\_\_\_

(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  
08/18/2017 03:23:35 PM  
\$28.00 CHERRY  
20170818000301740

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the official stamp.