



20170911000330440 1/3 \$124.00
Shelby Cnty Judge of Probate, AL
09/11/2017 11:50:36 AM FILED/CERT

STATE OF ALABAMA

QUITCLAIM DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, pursuant to final judgment of divorce, case number DR 2013-900321, in hand paid to **KRISTA V. GILLESPIE**, formerly known as **KRISTA V. GUY, a married woman**, hereinafter called the Grantor, the receipt whereof is hereby acknowledged, the Grantor aforesaid, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **JEFFREY K. GUY**, hereinafter called the Grantee, all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

*****DESCRIPTION PROVIDED BY GRANTOR*****

****TITLE NOT EXAMINED****

LEGAL DESCRIPTION

PARCEL I:

Commencing at the Southeast corner of the West half of the Southwest Quarter of Southwest quarter, Section 12, Township 20 South, Range 1 West; thence North along the East boundary of said West half a distance of 805.0 feet to the point of beginning; thence at an angle of 90 degrees to the left for a distance of 378.50 feet to a point; thence northeasterly a distance of 592.50 feet to a point on the South right of way line of a paved County Road; thence East along said right of way line a distance of 3.00 feet to the Northeast corner of said West half; thence South a distance of 515.00 feet to the point of beginning; said land being situated in the West half of the Southwest Quarter of Southwest Quarter of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama.

PARCEL II:

Commence at the Northwest corner of West half of Southwest quarter of Southwest Quarter, Section 12, Township 20, Range 1 West, said point being on the South right of way of paved County Road; thence run East a distance of 597.0 feet to a point on the West right of way line of a gravel road, said point being the point of beginning; thence continue East a distance of 60.0 feet to a point on the East right of way line of said gravel road; thence run in a southwesterly direction along said East right of way of said gravel road a distance of 661.30 feet to a point; thence run in a northwesterly direction across said gravel road a distance of 60.0 feet to a point on the West right of way of said gravel road; said point being 661.30 feet Southwest of the point of beginning; thence run in a northeasterly direction along said West right of way line of said gravel road a distance of 661.30 feet to the point of beginning.

PARCEL III:

Commencing at the Northwest corner of the West half of the Southwest Quarter of Southwest Quarter, Section 12, Township 20 South, Range 1 West, the point of beginning, said point being on the South right of way line of a paved County Road; thence East a distance of 597.00 feet to a point on the West right of way line of a gravel road; thence southwesterly along said right of way line a distance of 912.50 feet to a point on the East right of way line of a paved road, said point being on the West line of said West half of Southwest Quarter of Southwest Quarter, Section 12, Township 20 South, Range 1 West; thence North along said line and right of way line a distance of 666.40 feet to the point of beginning. Said land being situated in the West half of the Southwest Quarter of Southwest Quarter Section 12, Township 20 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns, forever.

Given under my hand and seal this the 28 day of AUGUST, 2017.

Krista V Gillespie
KRISTA V. GILLESPIE


Shelby County, AL 09/11/2017
State of Alabama
Deed Tax: \$103.00

STATE OF ALABAMA

COUNTY OF SHELBY

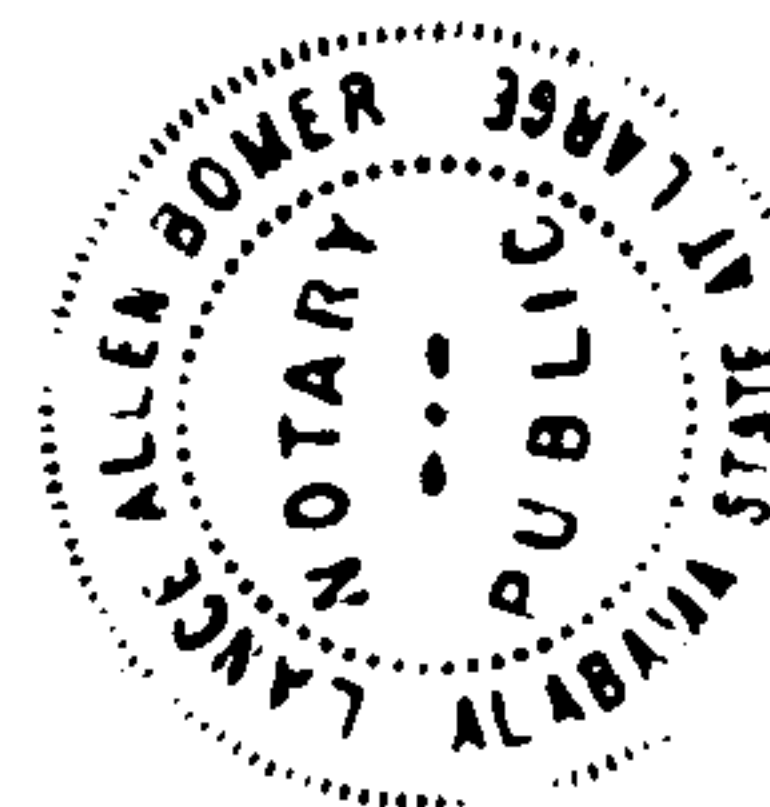
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KRISTA V. GILLESPIE**, formerly known as **KRISTA V. GUY**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal hereto affixed by me on this the 29th day of August, 2017.



Notary Public
My Commission Expires: 11/15/2017

SEND TAX NOTICE TO:

Jeffrey K. Guy
7125 County Highway 49
Columbiana, AL 35051



THIS INSTRUMENT PREPARED BY:
GINA H. MCDONALD & ASSOCIATES, LLC
2057 VALLEYDALE ROAD, SUITE 202
BIRMINGHAM, ALABAMA 35244
(205) 982-3325


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Real Estate Sales Validation Form

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

Grantor's Name Krista V Guy
Mailing Address _____

Grantee's Name Jeffrey K Guy
Mailing Address 7125 Hwy 49
Columbiana AL
3505

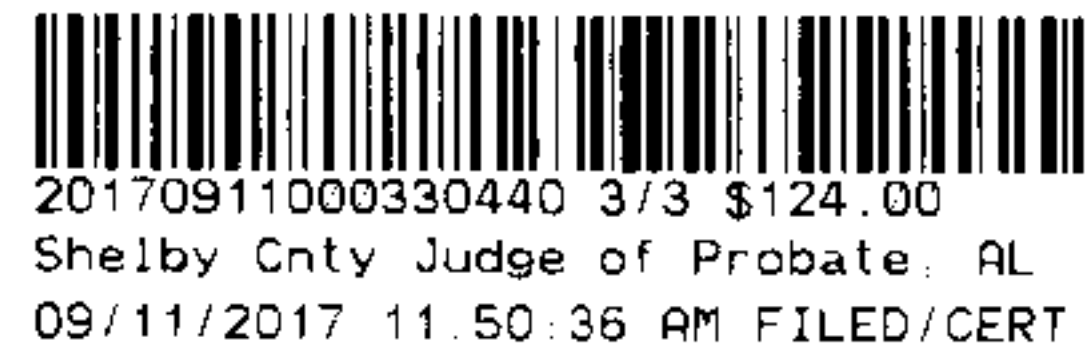
Property Address 7125 Hwy 49
Columbiana AL
3505

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 205480 ^{1/2} 102740

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



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