


This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Rebecca L. Eaves

**STATE OF ALABAMA,
SHELBY COUNTY**

QUITCLAIM DEED


20170913000333500 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/13/2017 11:40:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That pursuant to CASE #DR-2017-900031 Probate Office, Shelby County, Alabama, the undersigned, the receipt whereof is hereby acknowledged, the undersigned, *James R. Eaves, a single man*, hereby remises, releases, quit claims, grants, sells, and conveys to *Rebecca L. Eaves* (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

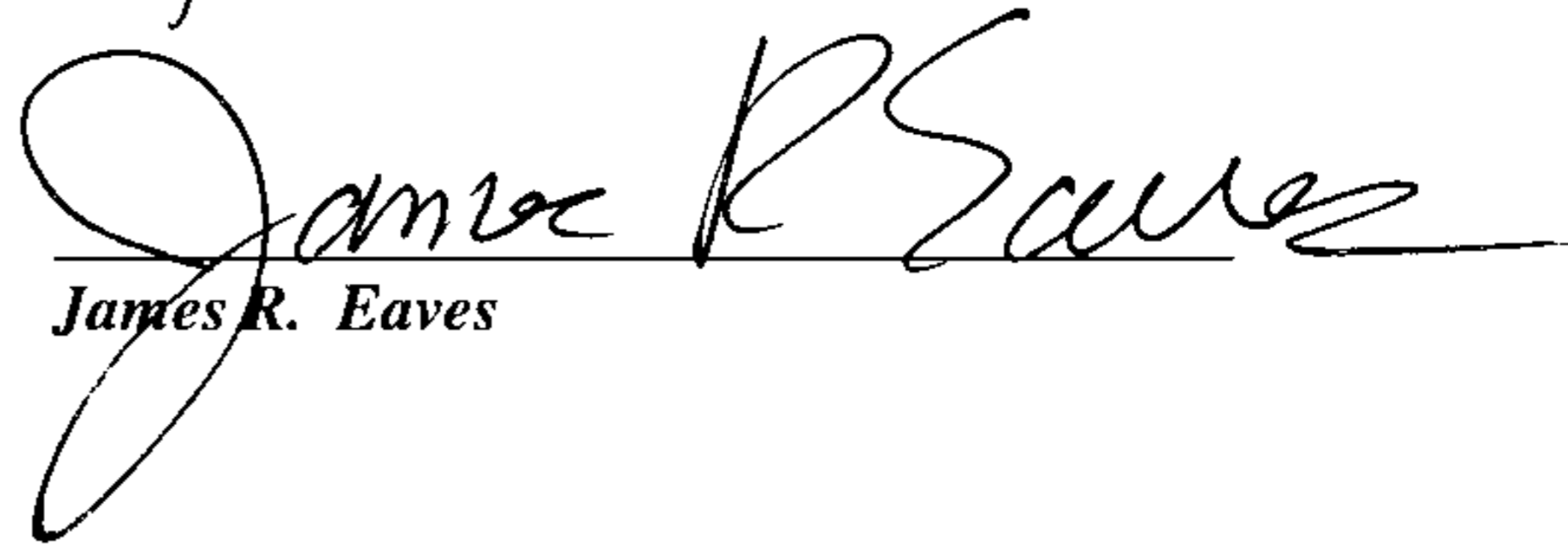
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 16th day of August, 2017.


James R. Eaves

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *James R. Eaves*, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 16th day of August, 2017.






Notary Public
My Commission Expires: 9/22/2020

EXHIBIT A – LEGAL DESCRIPTION

Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 232.96'; thence N89°59'49"E, a distance of 404.76' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 294.00' to the Westerly R.O.W. line of Briarvale Road; thence N20°33'45"W and along said R.O.W. line, a distance of 20.17'; thence N88°45'39"W and leaving said R.O.W. line, a distance of 235.07'; thence S65°12'06"W, a distance of 57.17' to the POINT OF BEGINNING.


20170913000333500 2/3 \$22.00
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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 James Eaves
Mailing Address PO Box 213
Columbiana AL
35051

Grantee's Name Rebecca Eaves
Mailing Address 178 Briarvale Road
Columbiana AL 35051

Property Address Split from parcel
30-2-03-0-000-008 (12)

Date of Sale 8/11/17

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ per tax office - no value



20170913000333500 3/3 \$22.00
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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 Tax Office

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 9/13/17

Print JAMES R EAVES

Unattested
(verified by)

Sign James R Eaves
(Grantor/Grantee/Owner/Agent) circle one