

20170926000350280 1/2 \$98.50
Shelby Cnty Judge of Probate, AL
09/26/2017 03:40:37 PM FILED/CERT

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
1240 1st St. N. Suite 102
Alabaster, Alabama 35007

Shelby County, AL 09/26/2017
State of Alabama
Deed Tax: \$80.50

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I, RANDAL KENNEDY, A MARRIED MAN

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to KELLEY L. KENNEDY (herein referred to as Grantee\Grantees) the following described real estate in Shelby County, Alabama, to wit:

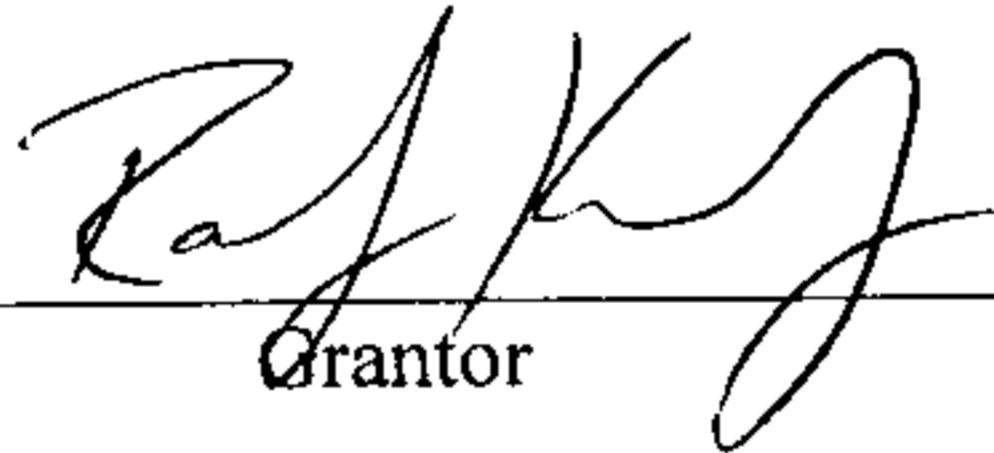
LOT#63 according to the survey of Daventry, Sector 2, as recorded in Map Book 26, Page 4, in the Probate Office of Shelby County, Alabama

This deed is made pursuant to the parties agreement for a Divorce Decree to be filed in the Circuit Court of Shelby County, Alabama (Domestic Relations Division)

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this 25 day of Sept., 2017.

WITNESS:



Grantor

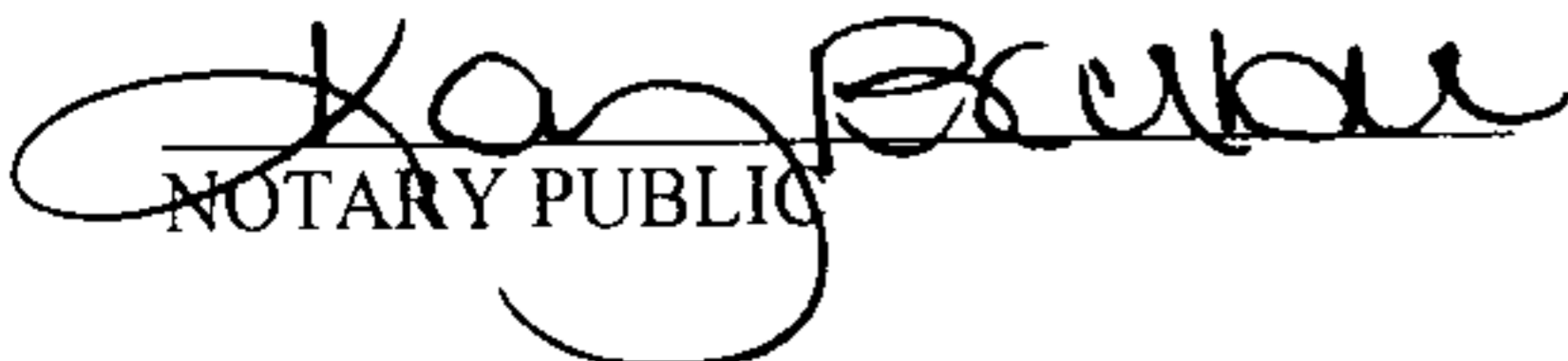
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDAL KENNEDY whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of September A.D. 2017.


NOTARY PUBLIC

Real Estate Sales Validation Form

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

Grantor's Name Randal Kennedy
Mailing Address #50 Joes Ln
Lot 10
Talladega Ave

Grantee's Name Kelley Kennedy
Mailing Address 404 Davenport Cir
Calera AL 35040

Property Address 404 Davenport Cir
Calera AL 35040

Date of Sale 9/25/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 160,700.42 80,390.

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 Appraisal
 Sales Contract Other
 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 9/26/17

Unattested

Print Kelley Kennedy

Sign Kelley Kennedy
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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