

This Instrument Prepared By:  
Kimberly M. Brannon  
The Brannon Law Firm, LLC  
PO Box 53  
Columbiana, AL 35051

20180110000010960  
01/10/2018 02:49:39 PM  
DEEDS 1/4

Send Tax Notice To:  
Beverly Hand Denney  
312 Chelser Park Drive  
Chelser, AL 35043

### QUIT CLAIM DEED

THE STATE OF ALABAMA       )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **Jerry William Denney and Beverly Hand Denney**, (GRANTORS), in hand paid by Jerry William Denney, (GRANTEE), the receipt whereof is hereby acknowledged, we, **Jerry William Denney and Beverly Hand Denney, husband and wife**, do remise, quit claim and convey to the said **Beverly Hand Denney, a married woman**, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Legal Description: Attached hereto as Exhibit "A".**

#### SUBJECT TO:

1. Ad Valorem taxes for the year \_\_\_\_\_ and subsequent years, said taxes being a lien but not due and payable until October 1, \_\_\_\_\_.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

THE GRANTOR HEREIN RESERVES A LIFE ESTATE IN SAID PROPERTY FOR THE DURATION OF THE GRANTOR'S LIFE.

THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD RESIDENCE OF THE GRANTOR.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said **Beverly Hand Denney, a married woman**, his heirs and assigns forever.

IN WITNESS WHEREOF, Jerry William Denney and Beverly Hand Denney,  
*husband and wife*, have hereunto set their hands and seals, this 9<sup>th</sup> day of  
February, 2014.

Jerry William Denney  
Jerry William Denney

Beverly Hand Denney  
Beverly Hand Denney

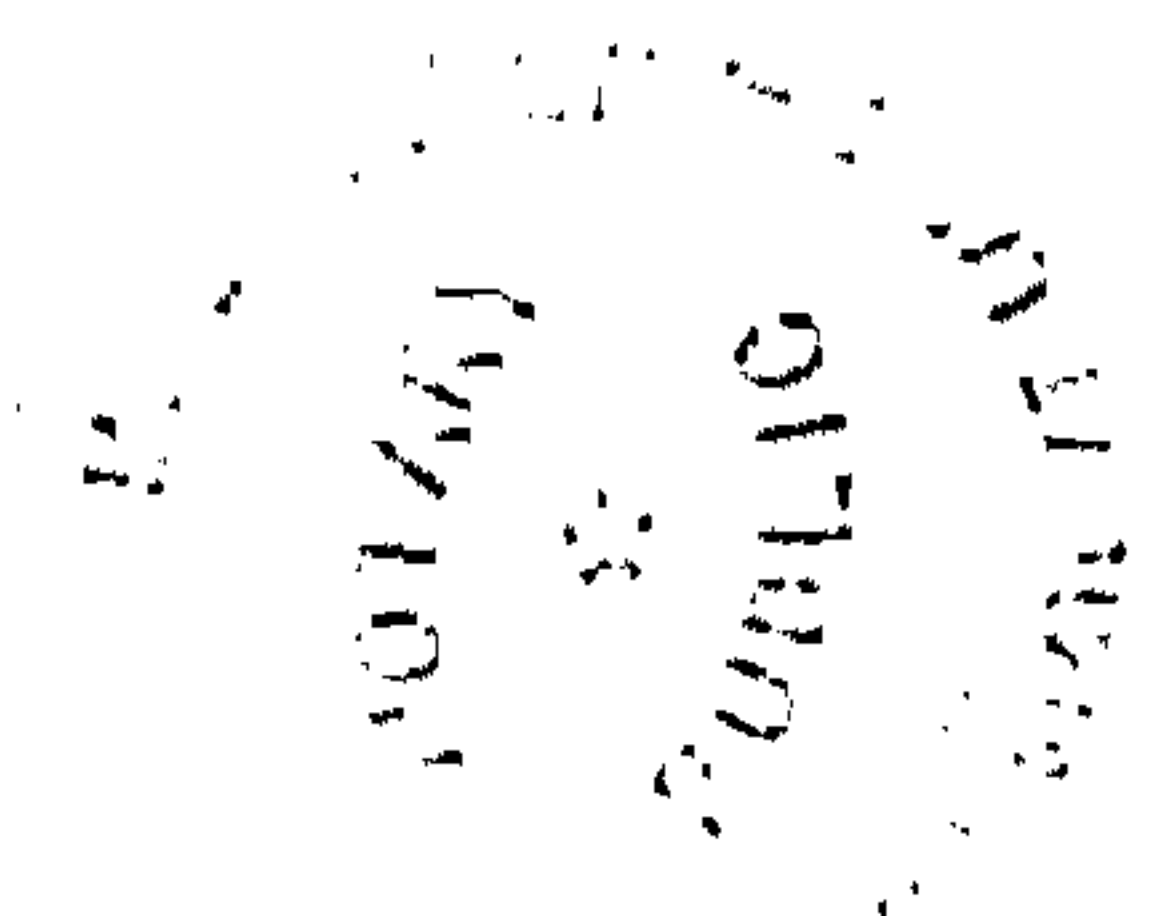
THE STATE OF ALABAMA       )  
COUNTY OF SHELBY        )

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that  
**Jerry William Denney, a married man**, whose name is signed to the foregoing conveyance and  
who is known to me, acknowledged before me this date that, being informed of the contents of  
said conveyance, he, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of February,  
2014.

Zm Brannon  
Notary Public  
My Commission Expires: 8/14/16

(SEAL)



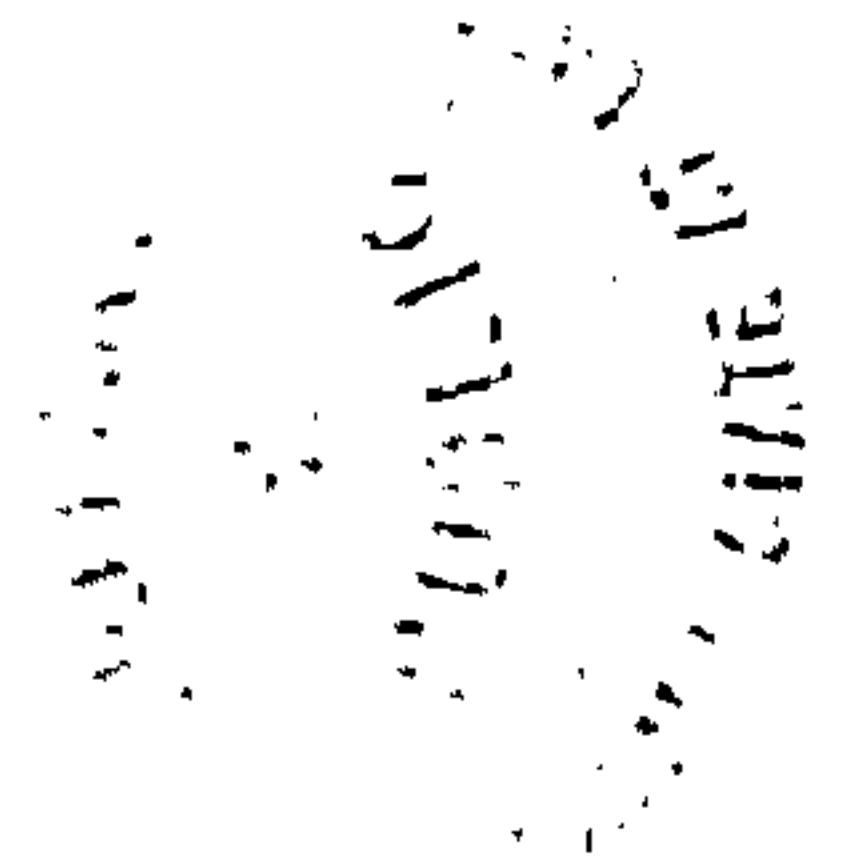
THE STATE OF ALABAMA       )  
COUNTY OF SHELBY        )

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

Given under my hand and official seal this 9<sup>th</sup> day of February,  
\_\_\_\_\_.

Zm Blannou  
Notary Public  
My Commission Expires: 8/14/16

(SEAL)



# Real Estate Sales Validation Form

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

Grantor's Name Beverly Hand Denny & Jerry William Denny Grantee's Name Beverly Hand Denny  
Mailing Address 6150 Chelsea Road Mailing Address 312 PHISOR PARK DR.  
COLUMBIANA, AL 35051 Chelsea, AL 35043  
Property Address 6150 Chelsea Road Date of Sale \_\_\_\_\_  
COLUMBIANA, AL 35051 Total Purchase Price \$ 210,710  
or  
Actual Value \$ \_\_\_\_\_  
20180110000010960 01/10/2018 02:49:39 PM DEEDS 4/4 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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other TAX appraised value

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 1/10/18

Print \_\_\_\_\_

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/10/2018 02:49:39 PM  
\$291.00 CHERRY  
20180110000010960

Form RT-1