

This instrument was prepared by:
Ramona J. Morrison
Morrison & Spann, LLC
P.O. Box 278
Columbiana, AL 35051

Please send tax notice to:
CONNIE JONES
1309 Caliston Way
Pelham, AL 35124

QUITCLAIM DEED

20180323000096790
03/23/2018 02:14:53 PM
QCDEED 1/2

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, D. KARL JONES, an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to CONNIE A. JONES, an unmarried woman, (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:

Beginning at the SE Corner of the NE ¼ of the NE ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Northerly along the East line of said ¼ - ¼ section a distance of 833.90 feet to a point on the Southerly right of way line of Shelby County Highway No. 12; thence turn 69 degrees 34 minutes 58 seconds left and run Northwesterly along said right of way line 194.15 feet to a point; thence turn 110 degrees 25 minutes 02 seconds left and run Southerly 896.61 feet to a point on the South line of same said ¼ - ¼ section; thence turn 88 degrees 25 minutes 10 seconds left and run Easterly along said South line of said ¼ - ¼ section 182.03 feet to the point of beginning, less and except the right of way of the Gas Pipeline.

Subject to all items of record.

ALSO INCLUDES THE FOLLOWING MANUFACTURED HOME:

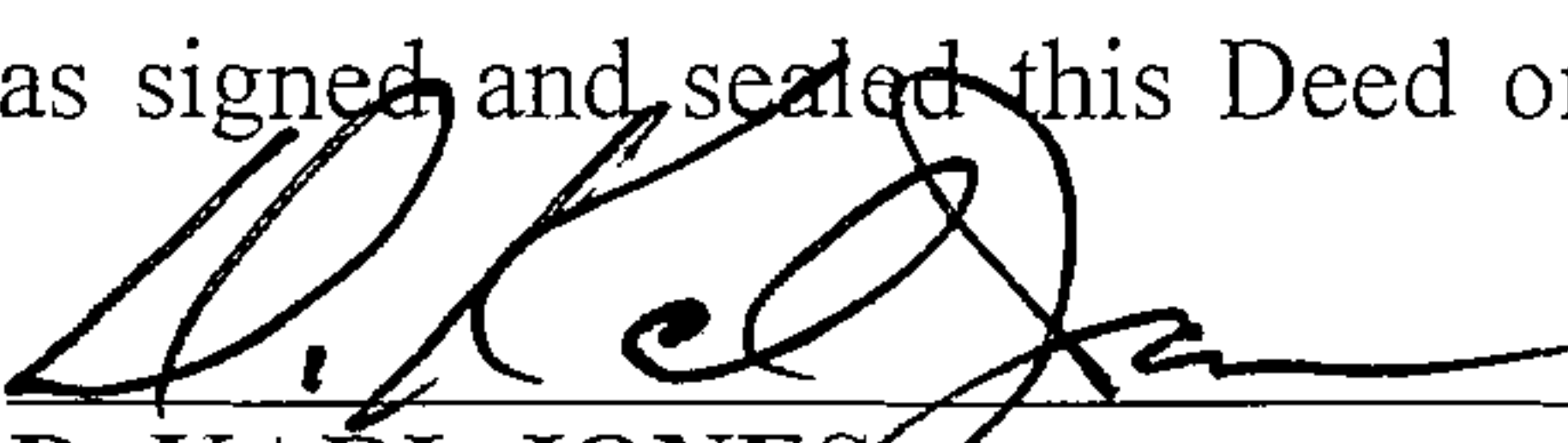
1988 Fleetwood, Model 6763U, 16x76 Mobile home, SN: TNFLV26A49728RL11.

NOTE: This property does not constitute homestead property for the Grantor.

This instrument 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 the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.

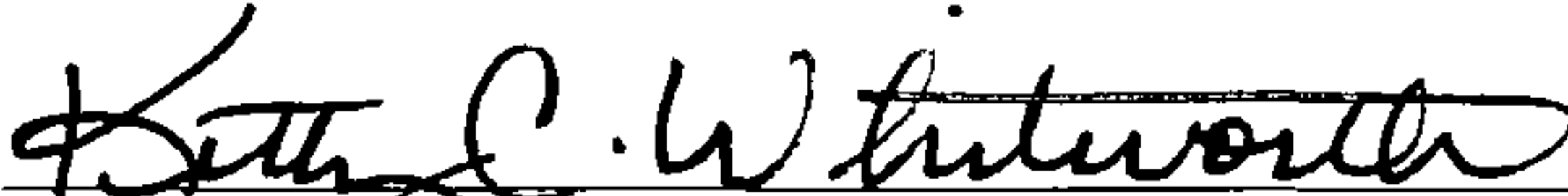
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 29th day of Dec., 2017.

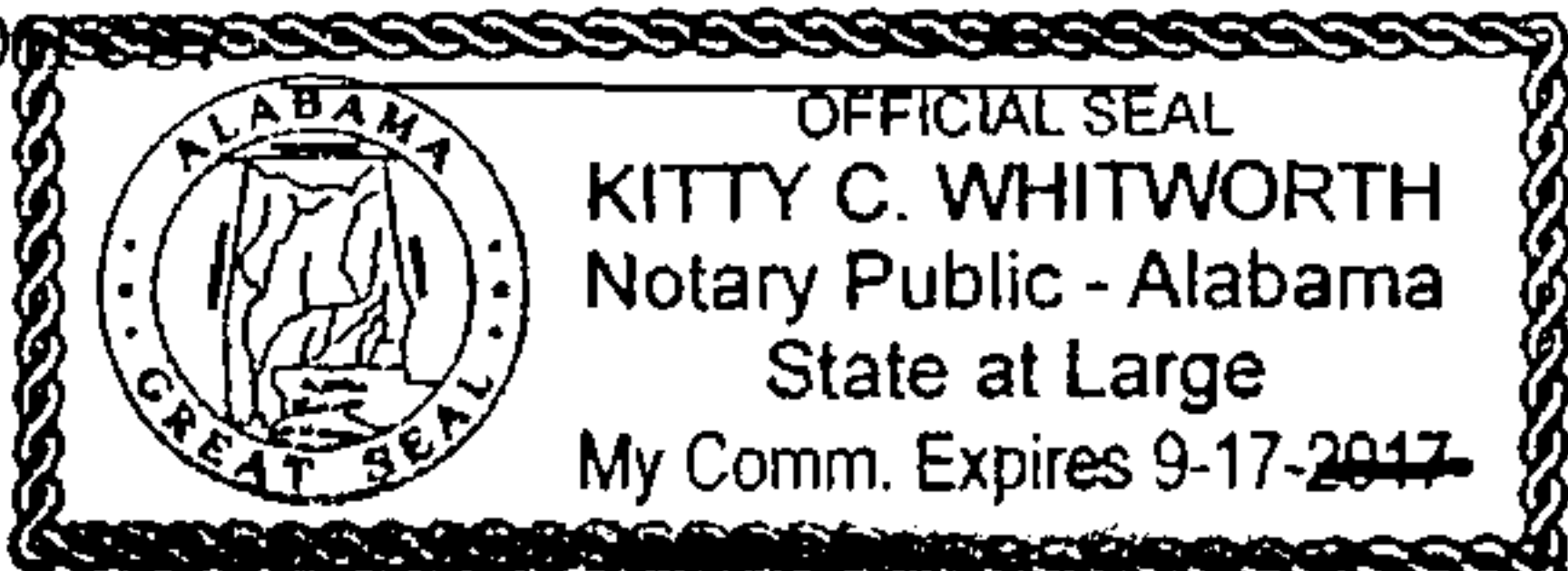

D. KARL JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that D. KARL JONES, whose name is signed to the foregoing deed, 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 this the 29 day of Dec, 2017.


Notary Public
My Commission Expires



Real Estate Sales Validation Form

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

Grantor's Name Karl Jones
Mailing Address 202 Chestnut Cir.
Alabaster, AL 35007

Grantee's Name Connie Jones
Mailing Address 1309 Caliston Way
Pelham, AL 35124

Property Address 804 Smokey Rd.
Alabaster, AL 35007

Date of Sale 12/27/17

Total Purchase Price \$

or

Actual Value

\$

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Assessor's Market Value \$ 87,550 / 43,925

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 1/2 of assessor's market value
under parcel 23-6-23-1-001-010.003

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

Connie Jones

Unattested

Sign

Connie Jones

(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
03/23/2018 02:14:53 PM
\$62.00 CHERRY
20180323000096790

J. Fuhrmeister

Form RT-1