

After recording, return to:

Kimberly D Orsini <del>729 Queens Way</del> Auburn Al 36830

## **QUITCLAIM DEED**

STATE OF ALABAMA COUNTY OF SHELBY

THIS INDENTURE, made this 26TH day of JANUARY, 2018, between Kimberly D. Orsini, a resident of Lee County, Alabama, hereinafter referred to as "Grantor," and Kimberly D. Orsini, a resident of Lee County, Alabama, hereinafter referred to as "Grantee" (the words "Grantor and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits):

## WITNESSETH THAT:

Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand the Grantor has, or may have had, in and to the following described property, to-wit:

Lot 3 of Orsini Family Subdivision, the plat of which is recorded in Map Book 46, Page 9 of the Office of the Judge of Probate of Shelby County, Alabama, a copy of which plat is attached hereto as Exhibit A.

Also and including a 20 foot wide ingress/egress and utility easement lying 10 feet either side of and parallel to the following described centerline:

Commence at the NE corner of the SE ¼ of the SW ¼ of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 85 degrees 19 minutes 14 seconds West a distance of 665.06 feet; thence South 03 degrees 29 minutes 18 seconds West a distance of 125.60 feet; thence South 86 degrees 30 minutes 42 seconds East a distance of 10.00 feet to the beginning of said centerline; thence South 03 degrees 29 minutes 18 seconds West a distance of 1915.33 feet; thence South 86 degrees 30 minutes 42 seconds East a distance of 441.60 feet to the point of ending of said centerline. Said easement situated in Section 22 and 27, all in Township 21 South,

Range 1 East, Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of way of record.

TO HAVE AND TO HOLD the said property, with all the rights, members and appurtenances thereto in anywise appertaining or belonging to Grantee, so that either Grantor nor any person or persons claiming under Grantor shall at any time hereafter, by any way or means, have, claim or demand any right, title or interest in or to the aforesaid property or its appurtenances, or any part thereof.

IN WITNESS WHEREOF, Grantor has duly executed this Quitclaim Deed, under seal, the date first above written.

**GRANTOR:** 

Kimberly D. Orsini

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly D Orsini whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance she executive the same voluntarily on the day the same bears date.

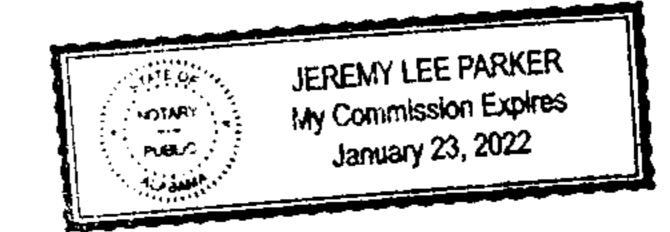
Given under my hand and official seal this

day of February AD 2018.

Notary Public

My Commission Expires:

(Seal)



(L.S.)

20180503000150120 2/3 \$22.00 Shelby Cnty Judge of Probate, AL

05/03/2018 08:58:18 AM FILED/CERT

## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing	Kimberly d Orsini	Grantee's Name	Kimberly d Orsini
Address	720 Oueens Way	• • · · · · · · · · · · · · · · · · · ·	729 Queens Way
	729 Queens Way Auburn Al 36830		Auburn Al 36830
	Aubum Ar 30030		Aubum Ai 30030
Property Address	173 Yellow jacket	lane Date of Sale	March 30, 2018
	Wilsonville AL 35186	Total Purchase Price	e <u>\$</u>
		Or	
		Actual Value	<u>\$</u>
		Or Assessor's Market V	alue <u>\$125,900.00/62.950.00</u>
If the confiling of th	ing Statement veyance document prese is form is not required.	x_Other Already own ½ in the for recordation contains all of the recordations  Instructions  ss - provide the name of the person or person	quired information referenced above, the
their curre	nt mailing address.		
Grantee's being con	•	ss - provide the name of the person or per	rsons to whom interest to property is
Property a	ddress - the physical add	dress of the property being conveyed, if a	vailable.
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.			
by the inst	,	being sold, the true value of the property, d. This may be evidenced by an appraisal	
use valua	tion, of the property as de	e must be determined, the current estimate termined by the local official charged with and the taxpayer will be penalized pursua	the responsibility of valuing property for
l attest, to further un	· · · · · · · · · · · · · · · · · · ·	e and belief that the information contained tatements claimed on this form may result 1 (h).	
Date:	March 30 2018	Prin	it: Jeremy Parker
U	nattested	Śigį	**
orm RT-1		(verified by) Gra	ntor/Grantee/Owner/Agent (circle one)

20180503000150120 3/3 \$22.00 Shelby Cnty Judge of Probate, AL 05/03/2018 08:58:18 AM FILED/CERT