



20180611000205590 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
06/11/2018 01:04:54 PM FILED/CERT

This instrument prepared by:

Jim Pino, Esq.
Attorney at Law
363 Canyon Park Dr.
Pelham, AL 35124
Telephone: 205/663-1581

SEND TAX NOTICE TO:
JARRED DAVIS

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **GINNY DAVIS**, a single woman, hereby releases, quitclaims, grants, sells, and conveys to **JARRED DAVIS**, a single man (hereinafter called GRANTEE), all her right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

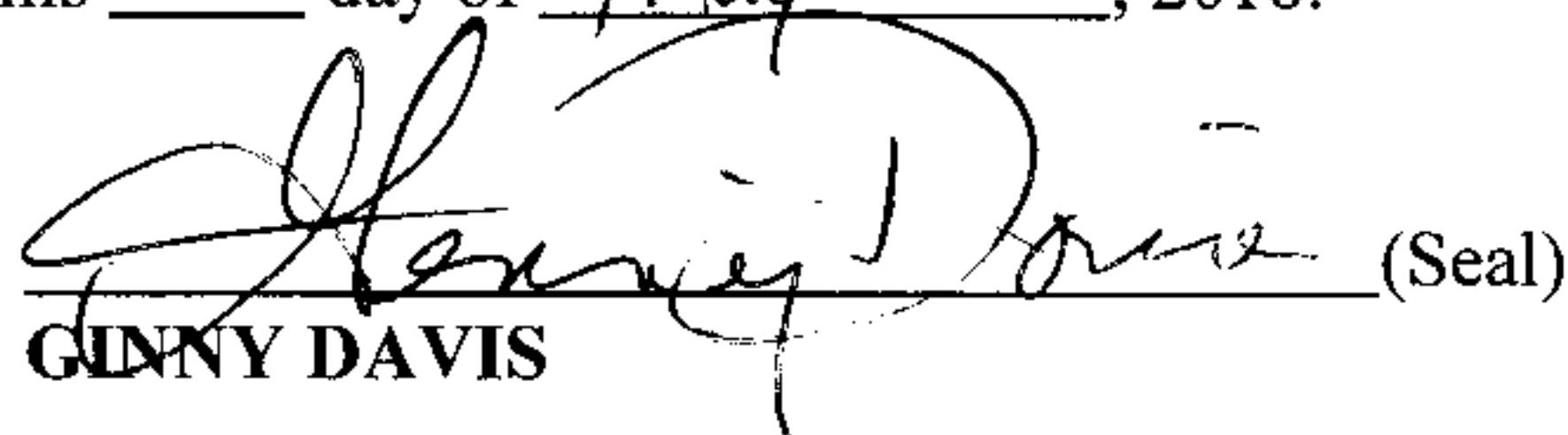
Begin at a point where the East line of the Northwest Quarter of the Southeast Quarter of Section 33, Township 19, Range 1 East, crosses the easterly line of Harpersville-Narrow public road and run north along the east line of said forty acres 528 feet; thence west 198 feet, more or less, to the easterly side of said road; thence along the same in a southeasterly direction 523 feet more or less to the point of beginning; the same being situated in the Northwest Quarter of the Southeast Quarter of Section 33, Township 19, Range 1 East, Shelby County, Alabama. According to the survey of Rodney Shiflett, dated June 22, 2000.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is given pursuant to the terms of that certain Divorce Decree between the parties dated 5/22/12 in the Circuit Court of Shelby County, Alabama, Case Number: DR-2018-900-011.

TO HAVE AND TO HOLD to said GRANTEE forever.

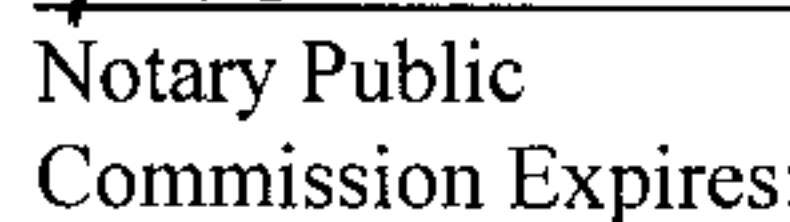
Given under My hand and seal, this 11th day of May, 2018.


GINNY DAVIS (Seal)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ginny Davis, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, A.D., 2018.


Victoria K. Edwards

Notary Public

Commission Expires:

VICTORIA K. EDWARDS
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
April 21, 2019



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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

George Davis

Mailing Address

163 W. Main

Leeds, AL 35094

163 W. Main

Grantee's Name

Jared Davis

Mailing Address

1630 Hwy. 55

Stephenville, AL 35754

Property Address

1171 Rock School Rd.

Hopewell, AL

1171 Rock School Rd.

Hopewell, AL

Date of Sale

5/11/18

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

\$

\$10,000.00

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 Divorce Decree

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 the estate or 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

6/11/18

Print

Jared Davis

Sign

(Grantor/Grantee/Owner/Agent) circle one