

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
John Bath
110 Lester St
Columbiana, AL 35051

**STATE OF ALABAMA,
SHELBY COUNTY**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Lisa A. Davis, a married woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **John D. Bath and Martha P. Bath** (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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

The above described property constitutes no part of the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

Given under my hand and seal, this 26th day of June, 2018.

Shelby County, AL 07/03/2018
State of Alabama
Deed Tax: \$10.00



Lisa A. Davis

**STATE OF ALABAMA
COUNTY OF SHELBY**


20180703000235810 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
07/03/2018 07:48:41 AM FILED/CERT

I, April Clark, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lisa A. Davis**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2018.





Notary Public
My Commission Expires: 9-22-2020

EXHIBIT "A"

A portion of Lot 6 of Owen's Addition to the Town of Columbiana, as the same appears of record in the office of the Judge of Probate of Shelby County, Alabama. Said portion being further described as commencing on the East side of Collins Street 596.5 feet North of the North boundary of Lauderdale Street in the Town of Columbiana, Shelby County, Alabama, and run thence East and parallel with the North side of Section 26, Township 21 South, Range 1 West, 170 feet to the northwest corner of lot owned by Roy M. Hughes; thence run in a southerly direction and parallel with Collins Street 86.6 feet to the point of beginning of the land herein conveyed; thence continue in the same direction 80 feet; thence run in an easterly direction and parallel with Lauderdale Street 90 feet; thence run in a northerly direction and parallel with Lester Street 80 feet; thence West and parallel with the South line of the land herein conveyed 90 feet to the point of beginning. Together with an easement for roadway purposes across the West 6 feet of the lot owner by Roy M. Hughes lying immediately North and adjoining the lot herein conveyed.

ALSO, a portion of Lots 8 and 9, according to B. J. Owen's Addition to the Town of Columbiana, Ala. as shown in Map Book 3, Page 76, as recorded in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Lot 7 according to said map; thence run in a southerly direction along the eastern boundary of Lot 7 and Lot 8 a distance of 92 feet to the point of beginning of the lot herein conveyed; thence turn to the right and run in a westerly direction parallel with the northern boundary of Lot 8 a distance of 140 feet to a point on the western boundary of Lot 8; thence turn to the left and run southerly a distance of 80 feet along the western boundary of said Lot 8 and Lot 9 to a point; thence turn to the left and run in an easterly direction parallel with the northern boundary of Lot 9 a distance of 140 feet to a point on the eastern boundary of said lot; thence turn to the left and run in a northerly direction along the eastern boundary of Lot 9 and Lot 8 a distance of 80 feet to point of beginning.


20180703000235810 2/3 \$31.00
Shelby Cnty Judge of Probate: AL
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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 Lisa Davis
Mailing Address 110 Lester St
Columbiana AL 35057

Grantee's Name John Butch
Mailing Address 110 Lester St
Columbiana AL 35057

Property Address
110 Lester St
Columbiana

Date of Sale 6-27-18
Total Purchase Price \$
or
Actual Value \$
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

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 8-27-18

Print John T. Alch...

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180703000235810 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
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Form RT-1