

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Pkwy, Ste 2  
Pelham, AL 35124

(205) 445-1619

Send Tax Notice to:

(Name) Clinton J. Ancelet

(Address) 341 Grey Oaks Drive  
Pelham, AL 35124

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QUIT CLAIM DEED

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STATE OF ALABAMA

COUNTY OF SHELBY

20181217000440100

12/17/2018 03:44:35 PM

QCDEED 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars and Other Good and Valuable Consideration (\$10.00)** to **Clinton J. Ancelet and Kayla Ancelet, husband and wife**, the "Grantors" herein, in hand paid by **Clinton J. Ancelet** the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

**Lot 260, according to the Survey of Grey Oaks Sector 2, Phase 1, as recorded in Map Book 43, Page 138, in the Probate Office of Shelby, Alabama.**

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

TO HAVE AND TO HOLD to the said **Clinton J. Ancelet** and Grantee's heirs and assigns forever.

Given under my hand and seal this 13th day of December, 2018.



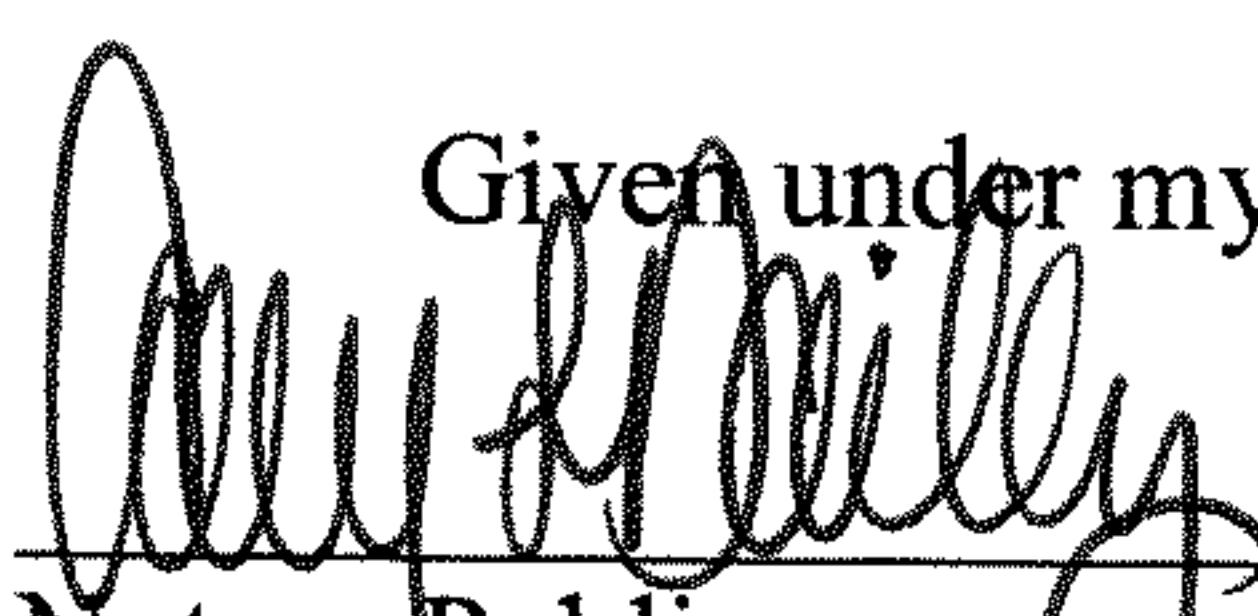
Clinton J. Ancelet

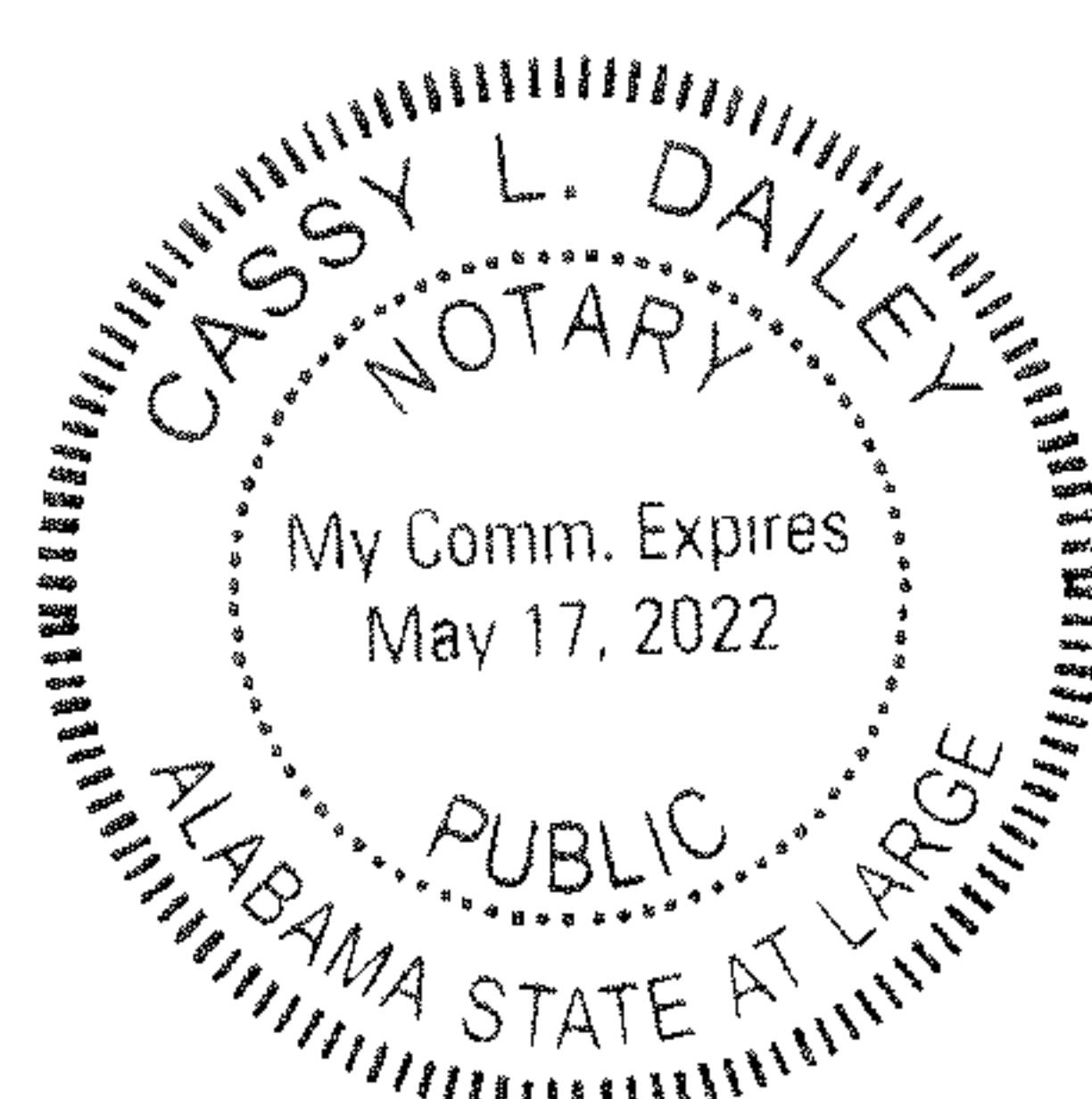


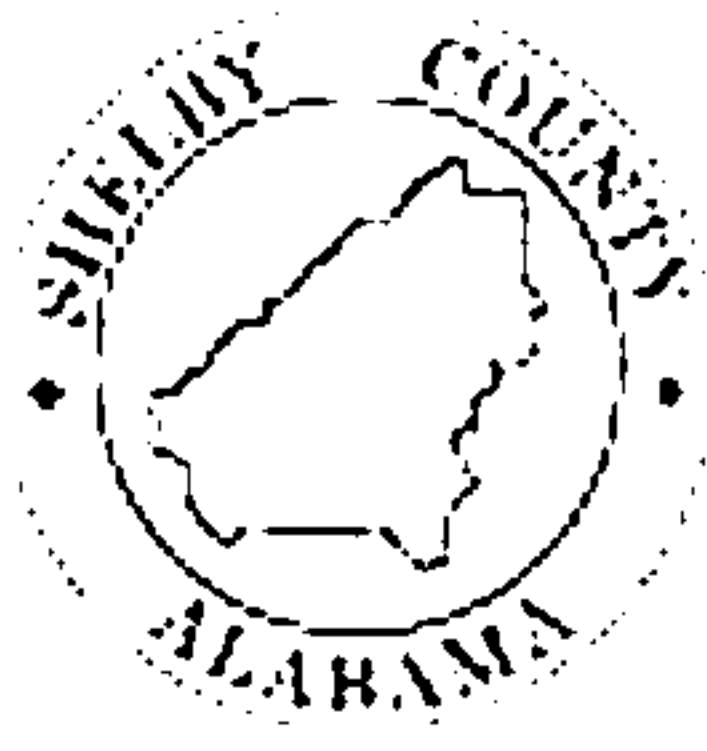
Kayla Ancelet

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Clinton J. Ancelet and Kayla Ancelet**, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

  
Given under my hand and official seal on the 13th day of December 2018.  
Notary Public  
Commission Expires: 5-17-22





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/17/2018 03:44:35 PM  
 \$204.50 CHERRY  
 20181217000440100

*Allen S. Baylor*

### Real Estate Sales Validation Form

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

Grantor's Name Clinton J. & Kayla Ancelet  
 Mailing Address 341 Grey Oaks Drive  
 Pelham, AL 35124

Grantee's Name Clinton J. Ancelet  
 Mailing Address 341 Grey Oaks Drive  
 Pelham, AL 35124

Property Address 341 Grey Oaks Drive  
 Pelham, AL 35124

Date of Sale 12-13-18

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 186,350 - 1/2 Interest

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 Bill

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 12-13-18

Print

*Kassy L. Dailey*

Sign

*Kassy L. Dailey*

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

[Print Form](#)

Form RT-1