

This instrument was prepared by:
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Attorney at Law
60 Court Square W.
P. O. Box 188
Centreville, AL 35042

Source of Title: Shelby County, AL
Map Book: 12 Page 92

QQ	Q	Section	Township	Range
SW	SW	32	21S	1E

(WITHOUT THE BENEFIT OF A TITLE SEARCH)

SEND TAX NOTICE TO:
Brandon Joseph
2178 Mooney Rd.
Columbiana, AL 35051

STATE OF ALABAMA

*

QUITCLAIM DEED

*

COUNTY OF SHELBY

*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

TEN DOLLARS AND NO/100 (\$10.00)
AND IN ACCORDANCE WITH THE PARTIES' DECREE OF DIVORCE,
CIRCUIT COURT OF BIBB COUNTY, DR 2018-900013.00

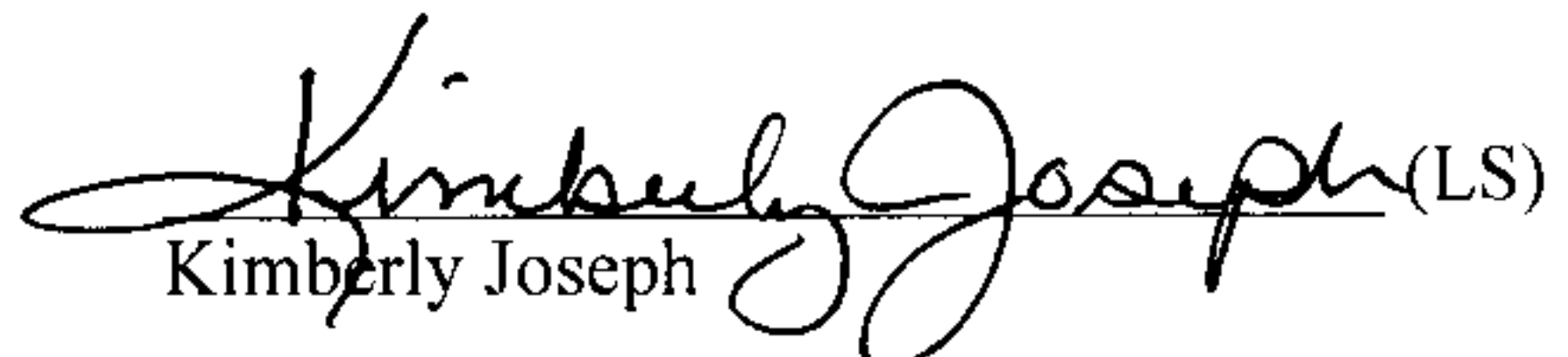
to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Kimberly Joseph**, a single woman, do hereby remise, release, and forever quitclaim unto the said **Brandon Joseph**, a single man, all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The Point of Beginning being from the Southeast corner of Lot 10-A of the Resurvey of Mooney Estates, as recorded in MB. 12 PG. 92 in the Probate Office of Shelby County, Alabama; thence South 89° 58' 30" West a distance of 707.97 feet to a found rebar; thence North 01° 27' 29" East a distance of 1172.09 feet to a found capped iron on the south right-of-way of County Road 78; thence North 81° 39' 27" East a chord distance of 383.01 feet along a curve concave right having a central angle of 10° 42' 37" and a radius of 2051.81 feet; thence South 09° 33' 33" East a distance of 108.94 feet to a found rebar; thence South 09° 30' 57" East a distance of 200.23 feet to a found iron pipe; thence South 00° 44' 40" East a distance of 369.15 feet to a previously set capped iron; thence North 89° 21' 38" East a distance of 236.00 feet to a previously set capped iron; thence South 00° 44' 41" East a distance of 555.64 feet back to the Point of Beginning. Said lot lies in the Southwest Quarter of the Southwest Quarter of Section 32, Township 21 South, Range 1 East in Shelby County, Alabama and contains 15.27 Acres, more or less.


The above described is not the homestead of the Grantors.

TO HAVE AND TO HOLD, the above granted premises unto the said **Brandon Joseph**, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2 day of March, 2018.

 (LS)
Kimberly Joseph

Shelby County, AL 03/14/2019
State of Alabama
Deed Tax: \$43.00


20190314000082150 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
03/14/2019 11:55:50 AM FILED/CERT

STATE OF ALABAMA

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GENERAL ACKNOWLEDGMENT

COUNTY OF BIBB

I, Bonnie Morris, a Notary Public in and for said County, in said State, hereby certify that Kimberly Joseph whose name is signed to the foregoing conveyance, and who is known to me or produced a driver's license and/or other picture identification, acknowledged before me on this day, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of March, 2018.

(SEAL)

Bonnie Morris

Notary Public, State of Alabama
My Commission Expires
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCT. 10, 2018
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20190314000082150 2/3 \$64.00
Shelby Cnty Judge of Probate, AL
03/14/2019 11:55:50 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 Kimberly Joseph
Mailing Address 162 Crestview Lane
Centreville, AL 35042

Grantee's Name Brandon Joseph
Mailing Address 2505 Hwy 55 Lot H 3
Wilsonville, AL 35186

Property Address 2178 Moonlight
Columbiana AL 35051

Date of Sale 3/2/18

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 85010 1/2 42505

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 3/14/19

Unattested

Print Brandon Joseph

Sign Brandon Joseph
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1