


This instrument prepared by:  
Richard M. Kemmer, Jr.  
Richard M. Kemmer, Jr., P.C.  
P.O. Box 282  
1124 Walnut Street  
Centreville, AL 35042  
(205)926-5304

  
20190510000159470 1/3 \$159.00  
Shelby Cnty Judge of Probate, AL  
05/10/2019 02:31:53 PM FILED/CERT

Source of Title:  
Instrument # 1995-32843

This instrument has been prepared in accordance with the information supplied by the parties hereto. No title examination and/or opinion was requested of Richard M. Kemmer, Jr., P.C. by either Grantor or Grantee and none was conducted and/or rendered.

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )                   QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration in hand paid to me the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

**Kenneth W. Colburn, a single man**

hereby remises, releases, quit claims, grants, sells, and conveys to

**Penny D. Vance f/k/a Penny D. Vance-Colburn**

all my right title and interest and claim in or to the following described real estate, situated in Shelby, Alabama, to-wit:

**A parcel of land in the NW ¼ of the SW ¼ of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows, Beginning at the Southwest corner of the NW ¼ of the SW ¼ of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence North 5 deg. 38 min. East along West line of said ¼ ¼ Section a distance of 391.04 feet to a point; thence run North 78 deg. 23 min. East a distance of 571.44 feet to a point; thence run South 62 deg. 45 min. East a distance of 22.30 feet to a point on the arc of a cul de sac having a radius of 60.0 feet and a central angle of 96 deg. 44 min. 10 sec.; thence run Southeasterly along the arc of said cul de sac curve an arc distance of 101.31 feet to a point; thence run South 20 deg. 32 min. a distance of 510.83 feet to a point; thence run North 81 deg. 30 min. West a distance of 475.00 feet to the point of beginning; being situated in Shelby County, Alabama.**

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under my hand and seal this the 20 day of February, 2019.

Kenneth W. Colburn

**Kenneth W. Colburn**

**STATE OF ALABAMA** )

)

**COUNTY OF BIBB** )

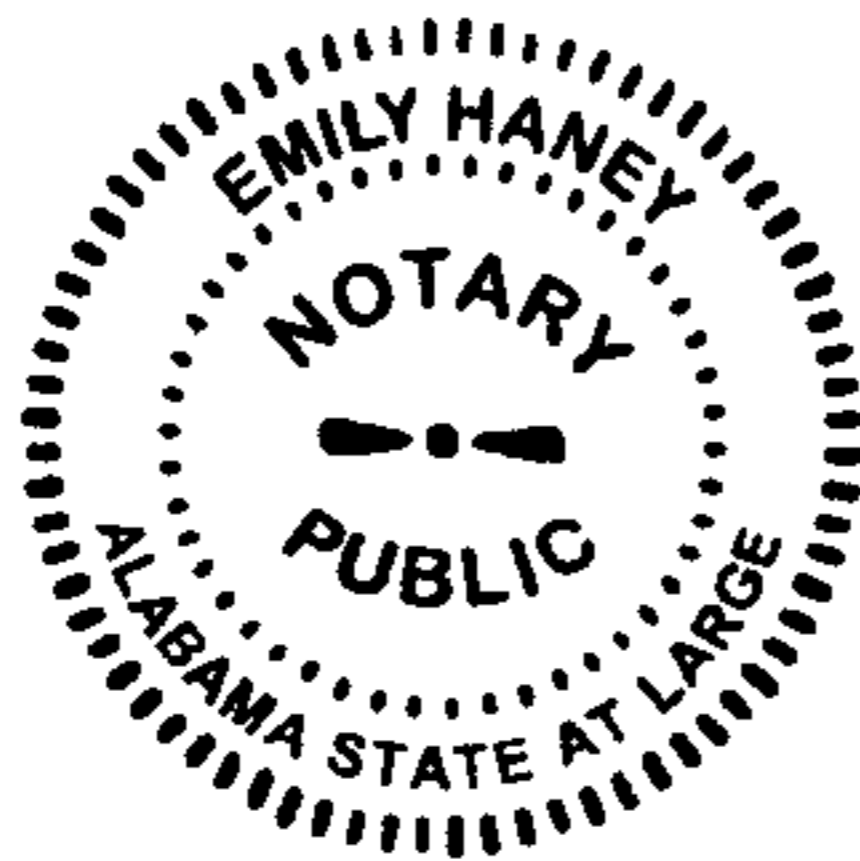
I, the undersigned, a Notary Public, Public in and for said County, in said State, hereby certify that, **Kenneth W. Colburn**, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of February, 2019.

Emily Haney

**NOTARY PUBLIC**

My Commission Expires: 10-1-22



**Grantor's Address:**

3085 Duff Road  
Brent, Alabama 35034

**Grantee's Address for Tax Notice:**

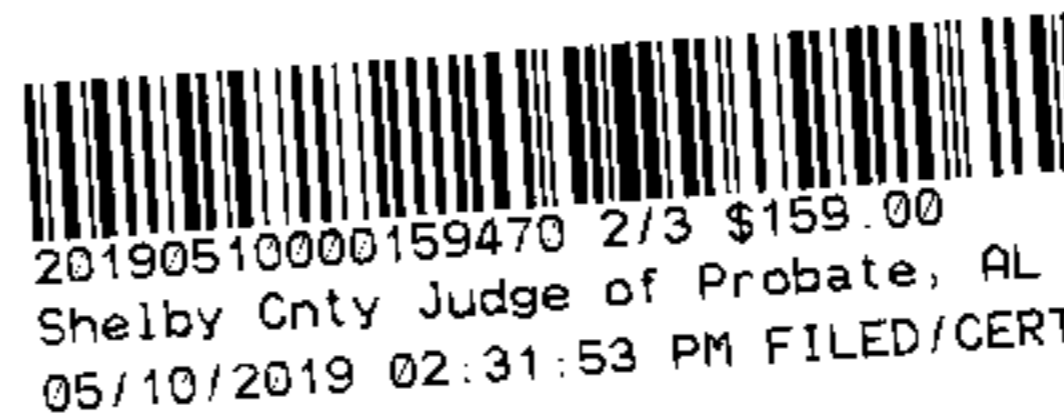
330 Woodland Drive  
Montevallo, Alabama 35115

**Property Address:**

330 Woodland Drive  
Montevallo, Alabama 35115

**Property Value:**

\$ 275,000.00



# Real Estate Sales Validation Form

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

Grantor's Name Kenneth W. Colburn  
Mailing Address 3085 Dulf Rd  
Brent, AL 35034

Grantee's Name Penny D. Vance  
Mailing Address 330 Woodland Dr.  
Montevallo, AL 35115

Property Address 330 Woodland Dr.  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

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

or  
Assessor's Market Value \$275,000.00  $\frac{1}{2} = 137,500.00$

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 Shelby Co Prop Tax Valuation

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 5/10/19

Print Penny D. Vance

☐ Unattested

Sign Genny Vance

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



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Form RT-1