



20200831000384800 1/5 \$75.00
Shelby Cnty Judge of Probate, AL
08/31/2020 03:16:24 PM FILED/CERT

Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO:

Jason Leake, Grantee(s)

170 Luguire Lane
Columbiana Alabama 35051

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Jason Leake
Signature of Preparer

8-31-20
Date of Preparation

Jason Leake
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 8-31-20 in the County of
Shelby, State of Alabama

by Grantor(s), Kristine Lee Wallace,

whose post office address is P.O. Box 645 Bisbee, AZ 85603,

to Grantee(s), Jason Leake,

whose post office address is 170 Luguire Lane Columbiana Alabama 35051,

WITNESSETH, that the said Grantor(s), Kristine Lee Wallace,

for good consideration and for the sum of _____

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Kristine Lee Wallace
Signature of Grantor

Kristine Lee Wallace
Print Name of Grantor

notary attached
Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Jason Leake
Signature of Grantee

Jason Leake
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

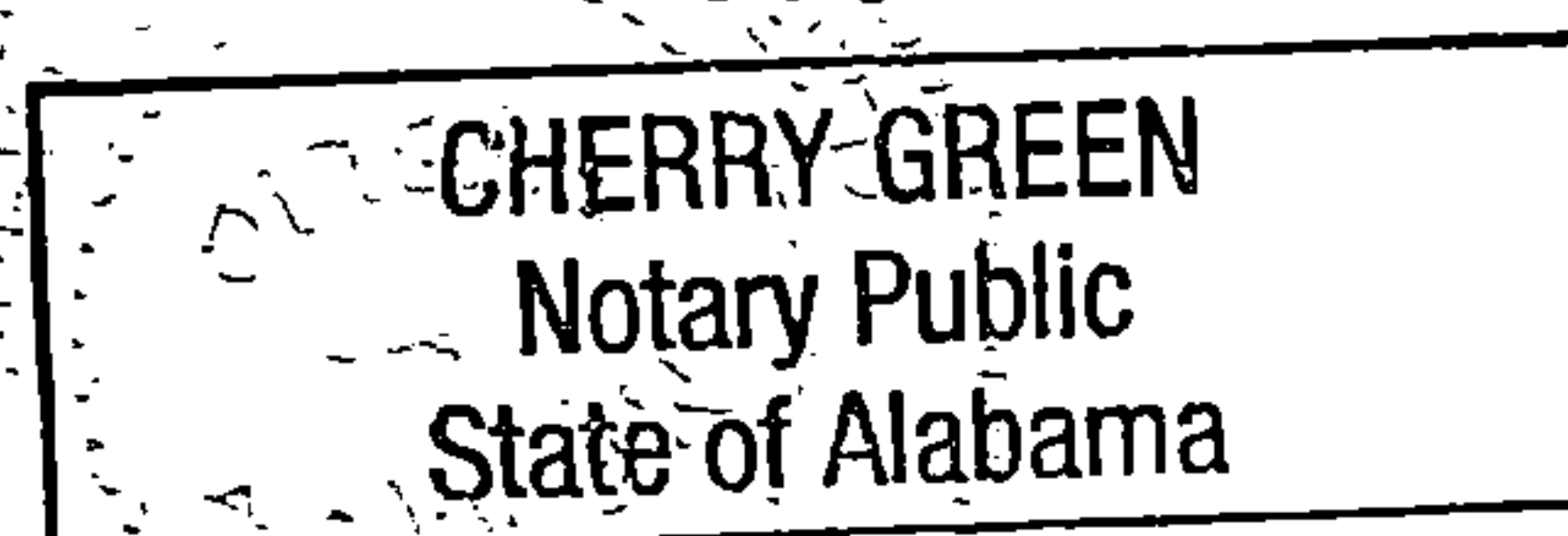
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

Jason Leake appeared before me on 8-31-2020,

Cherry Green
Notary



NOTARY ACKNOWLEDGMENT

State of Arizona

County of Cochise

On 17th of August 2020, before me, Jonathan Smith, a notary public in and for said state, personally appeared, Kristine Lee Wallace

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

J. Smith
Signature of Notary

Affiant Known _____ Produced ID Jd

Type of ID New York Driver License
#260 057 633

(Seal)

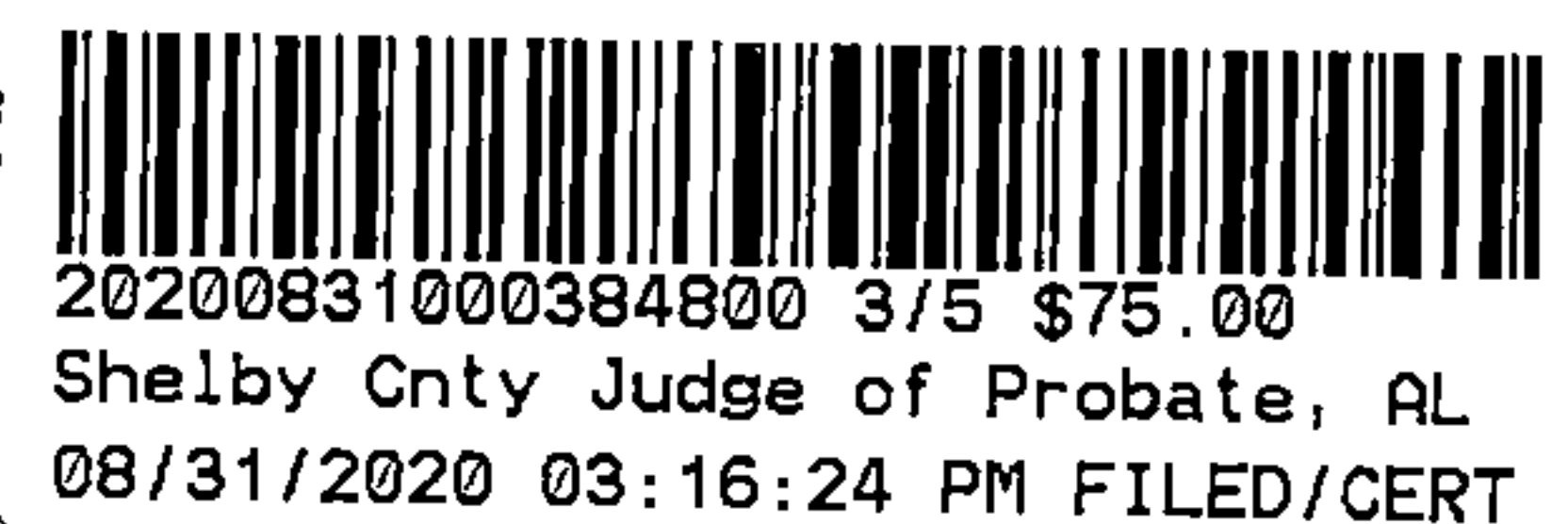
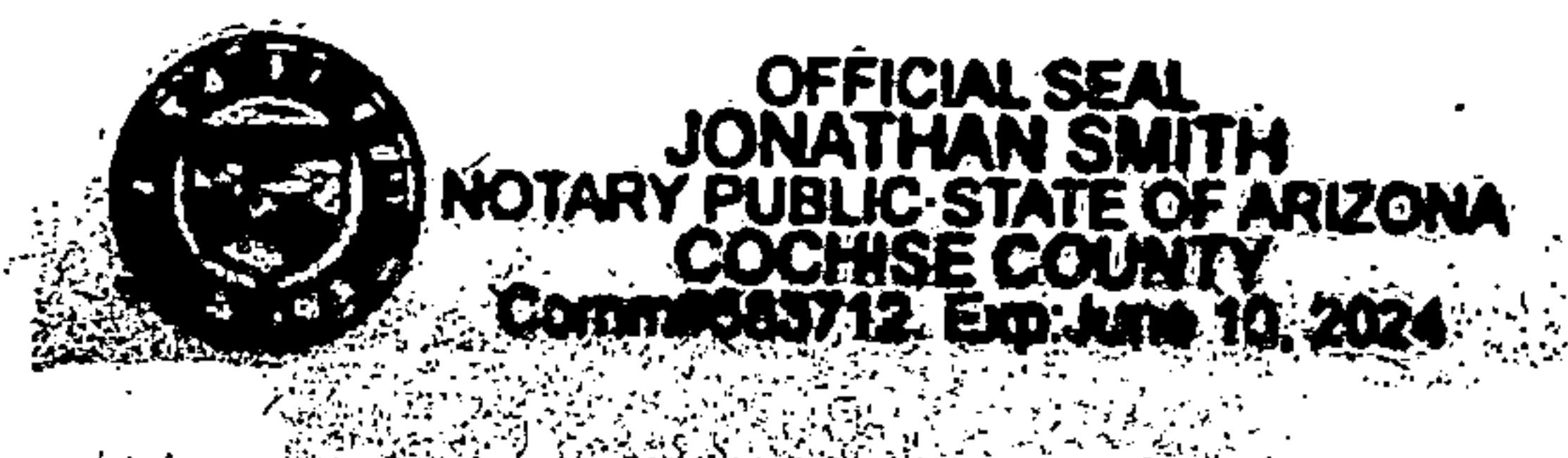


Exhibit "A"

Lot 1 of the Home Place a resurvey of part of Lot 3 of Luguire Survey, as recorded in Map Book 38, page 84, in the office of the judge of Probate of Shelby County, Alabama, said lot being located in section 32, Township 21 South, Range 1 East, Shelby County, Alabama, containing 1.38 acres more or less

Also, a 30' ingress/egress and utility easement as recorded in Map Book 38 Page 84, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to the following restrictions:

- 1) All four (4) lots of the Home Place subdivision will share a common driveway, and the purchasers of said lots shall be equally responsible for all maintenance of the driveway
- 2) Purchasers shall maintain their property in an aesthetically pleasing condition at all times. This includes maintaining the lawn, removal of all garbage, vehicles not in working condition, old appliances and the like from the property.
- 3) Any mobile home placed on the lots shall not be more than five (5) years old.



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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 Kristine Lee Wallace
Mailing Address P.O. Box 645
Bisbee AZ. 85603

Grantee's Name Jason Leake
Mailing Address 170 Lugvire Lane
Columbiana AL. 35051

Property Address 170 Lugvire Lane
Columbiana AL. 35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 81,900

Shelby County, AL 08/31/2020
State of Alabama
Deed Tax: \$41.00

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

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 8-31-20

Print Jason Leake

Unattested

Sign Jason Leake

