

QUIT CLAIM DEED

Send Tax Notice to:

Darryn Samuel Guy

STATE OF ALABAMA)
SHELBY COUNTY)



20200914000410410 1/3 \$131.00
Shelby Cnty Judge of Probate, AL
09/14/2020 04:21:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration **RUTH A. GUY, a married woman** (Grantors)

the receipt whereof is hereby acknowledged, I do remise, release, quit claim and convey to the said **DARRYN SAMUEL GUY, a married man, (Grantees)** all of my right, title and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:


Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25, a distance of 1,353.27 feet to a point; thence turn an angle of 51 degrees 15 minutes 26 seconds to the right and run Southeasterly a distance of 192.32 feet to a point; thence run an angle of 51 degrees 15 minutes 26 seconds to the left and run Easterly a distance of 93.09 feet to the point of beginning of the property being described; thence continue along last described course a distance of 46.55 feet to a point; thence run an angle of 21 degrees 48 minutes 27 seconds to the right and run Southeasterly a distance of 265.34 feet to a point on the West water line of Reed Creek Slough of Lay Lake; thence turn an angle of 101 degrees 49 minutes 59 seconds to the right and run Southwesterly along said West edge of said Lay Lake a chord distance of 85.0 feet to a point; thence turn an angle of 90 degrees 55 minutes 16 seconds to the right and run Northwesterly a distance of 198.49 feet to the point of beginning, containing 0.350 acre and subject to any agreements, easements, restriction, limitations and water line regulations of probated records.

NOTE: No Title search has been performed by the preparer of this conveyance and none requested by the Grantor of Grantee herein.

NOTE: Said conveyance does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD to the said **DARRYN SAMUEL GUY, a married man**, his heirs and assigns forever.

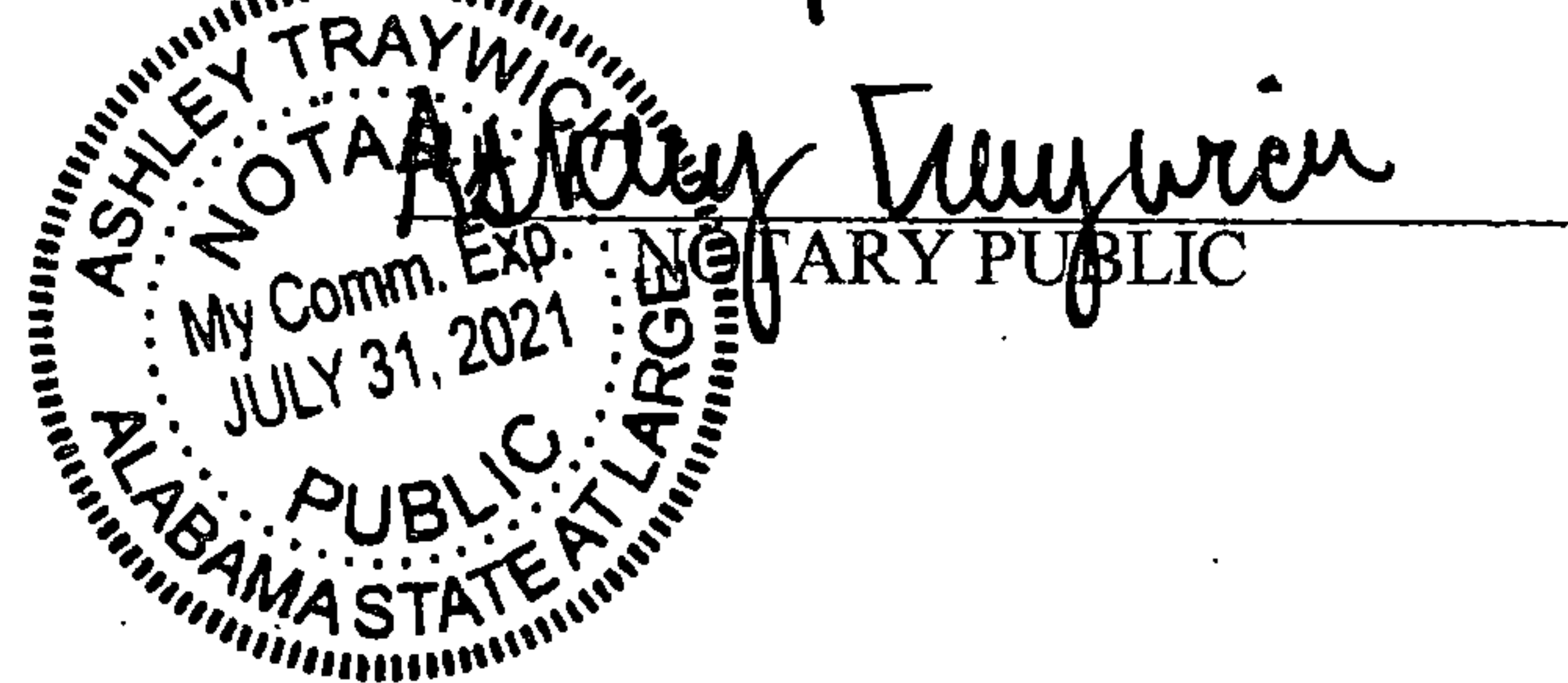
Given under my hand and seal this 14th day of September, 2020.

 (SEAL)
RUTH A. GUY

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **RUTH A. GUY**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of September, 2020.



This instrument was prepared by:

Jon B. Terry of Bains & Terry
1813 Third Avenue North
Bessemer, AL 35020



20200914000410410 2/3 \$131.00
Shelby Cnty Judge of Probate, AL
09/14/2020 04:21:54 PM 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 Ruth A. Guy
Mailing Address 1628 Hwy 311

Grantee's Name DARREN S. Guy
Mailing Address 90 Fernbrook Ln
Shelby

Property Address 71 Bay Lane
Shelby AL

Date of Sale 9-14-20
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 102,940

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 County, AL 09/14/2020
State of Alabama
Deed Tax: \$103.00

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 9-14-20

Unattested

(verified by)

Print Ruth A Guy
Sign Ruth A Guy
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200914000410410 3/3 \$131.00
Shelby Cnty Judge of Probate, AL
09/14/2020 04:21:54 PM FILED/CERT