

This instrument was prepared by:  
Jill T. Karle, Esq.  
109 North Main Street  
Columbiana, AL 35051

Grantee's Address:

Send Tax Notice to:  
Jonathan Tyler Ray  
4940 Hwy 28  
Columbiana, AL 35051

---

**QUIT CLAIM DEED**

---

STATE OF ALABAMA }  
SHELBY COUNTY }

**KNOW ALL MEN BY THESE PRESENTS,**


That in consideration of good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Courtney Nicole Simpson**, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys her **ENTIRE INTEREST** in the below described property to **Jonathan Tyler Ray**, an unmarried man, (hereinafter referred to as Grantee) all of her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

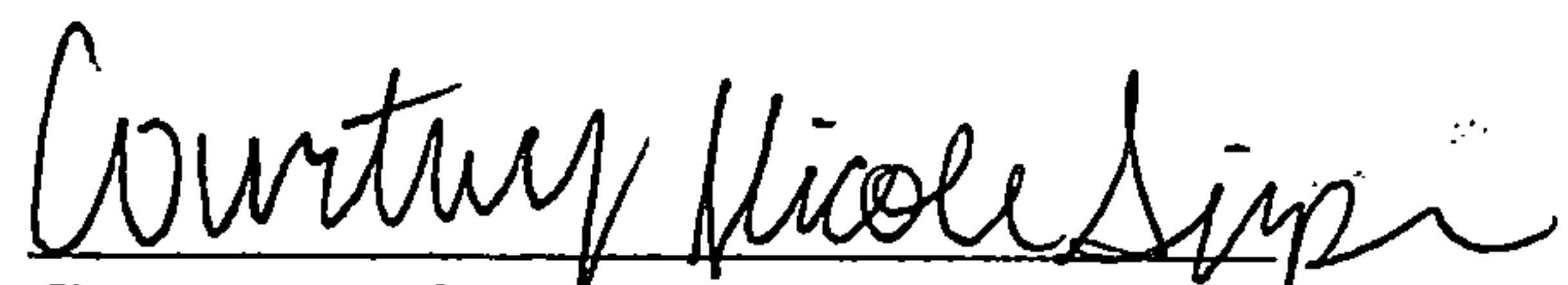
A part of the NW ¼ of SE of Section 34, Township 21 South, Range 1 East, more particularly described as follows: Commence at the NW corner of said quarter-quarter section and run thence in a southerly direction along the western boundary of said quarter-quarter section a distance of 246 feet to a point; thence turn to the left an angle of 90 degrees and run in an easterly direction a distance of 256 feet to the point of beginning of the property herein conveyed; thence continue in the same direction a distance of 157.5 feet to a point; thence turn an angle of 90 degrees and run in a southerly direction a distance of 280 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 157.5 feet to a point; thence turn to the right and run a distance of 280 feet to the point of beginning. Situated in Shelby County.

Property may be subject to taxes for 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR HAS hereunto set GRANTOR'S hand and seal, this the 14<sup>th</sup> day of December, 2020

  
20210208000066160 1/3 \$66.50  
Shelby Cnty Judge of Probate, AL  
02/08/2021 03:52:58 PM FILED/CERT


  
Courtney Nicole Simpson,  
GRANTOR

Shelby County, AL 02/08/2021  
State of Alabama  
Deed Tax: \$38.50

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Courtney Nicole Simpson, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14<sup>th</sup> day of December, 2020.

  
\_\_\_\_\_  
Notary Public



20210208000066160 2/3 \$66.50  
Shelby Cnty Judge of Probate, AL  
02/08/2021 03:52:58 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 Courtney Simpson  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Jonathan Ray  
Mailing Address 4940 Hwy 28  
Columbiana AL 35051  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 4940 Hwy 28  
Columbiana  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 12/14/20  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 76,830 1/2 = 38,415

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 2/8/21

Unattested

(verified by)

Print Jonathan Tyler Ray

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210208000066160 3/3 \$66.50  
Shelby Cnty Judge of Probate, AL  
02/08/2021 03:52:58 PM FILED/CERT