



20210812000393170 1/3 \$67.00  
Shelby Cnty Judge of Probate, AL  
08/12/2021 12:57:49 PM FILED/CERT

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

## *Quitclaim Deed*

STATE OF ALABAMA )  
                          )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of and pursuant to the terms of the Agreement in Contemplation of Divorce dated 08 August, 2016, in Shelby County, Alabama Circuit Court case # DR-2016-900406, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **David Gilreath**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Joanie Gilreath**, hereinafter known as the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

*A part of the NE 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama described as follows: Begin at the Northwest corner of the 1/4-1/4 Section and run in a Southerly direction along the Western boundary of said 1/4-1/4 Section for 855 feet to the Point of Beginning of the tract herein conveyed; Thence turn an angle of 102 degrees to the left and run 200 feet; Thence turn an angle of 77 degrees 58' to the left and run 106.42 feet; Thence turn an angle of 102 degrees 17' to the left and run 200.18 feet to the Western boundary of said 1/4-1/4 Section; Thence turn an angle of 77 degrees 43' to the left and run 105 feet along said Western boundary to the Point of Beginning of the tract herein conveyed, together with a permanent easement for the use and enjoyment as a driveway and entrance to the hereinabove described tract, the following described strip or parcel, via: Commence at the NW corner of the NE 1/4 of SW 1/4 of said Section 2 and run in a Southerly direction along the Western boundary of said 1/4-1/4 Section a distance of 750 feet; Thence turn an angle of 102 degrees 17' to the left and run 200.18 feet to the Point of Beginning; Thence continue in same direction a distance of 222.42 feet to an intersection with the Western boundary of Highway No. 31; Thence turn an angle of 95 degrees 19' to the right and run 21 feet; Thence turn an angle of 84 degrees 41' to the right and run 225.26 feet; Thence turn an angle of 102 degrees 17' to the right and run 21.42 feet to said Point of Beginning.*



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The legal description herein was provided by the GRANTEE and was taken from that certain instrument recorded in Book 246, Page 615 as recorded in the Shelby County Probate Office, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 5<sup>th</sup> day of August, 2021.

David Gilreath  
David Gilreath  
Grantor

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *David Gilreath*, 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 5 day of August, 2021.

*Antonia Daynes*  
NOTARY PUBLIC  
My Commission Expires: *5/28/04*

Closing did not occur in the office of preparer.



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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 David Gilreath  
Mailing Address 226 County Road 165  
Venison AL 35085

Grantee's Name Joanie Gilreath  
Mailing Address 9240 Hwy 31  
Calera, AL 35040

Property Address 9240 Hwy 31  
Calera, AL 35040

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

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

or  
Assessor's Market Value \$ 77,160

1/2 value \$ 38,580

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 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in 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 proof is provided and the value must be determined, the current estimate of fair market value, including 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 declare, 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).

8/12/21

Print Joanie Gilreath

Sign

Joanie Gilreath

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)