

20211213000589700
12/13/2021 02:49:28 PM
QCDEED 1/3

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Celisa Gaiters
1360 Anglenwood Ln
Calera, AL 35040

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLARS AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Chandra C. Davis**, a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Lelia Horton Mitchell, Tabrena Horton and Linda Harris Simon** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A"- Legal Description

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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

Given under my hand and seal, this 31 day of October 2021.

Chandra C Davis

Chandra C. Davis

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Chandra C. Davis** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of October 2021

[Signature]
Notary Public

My Commission Expires: 2/28/2024

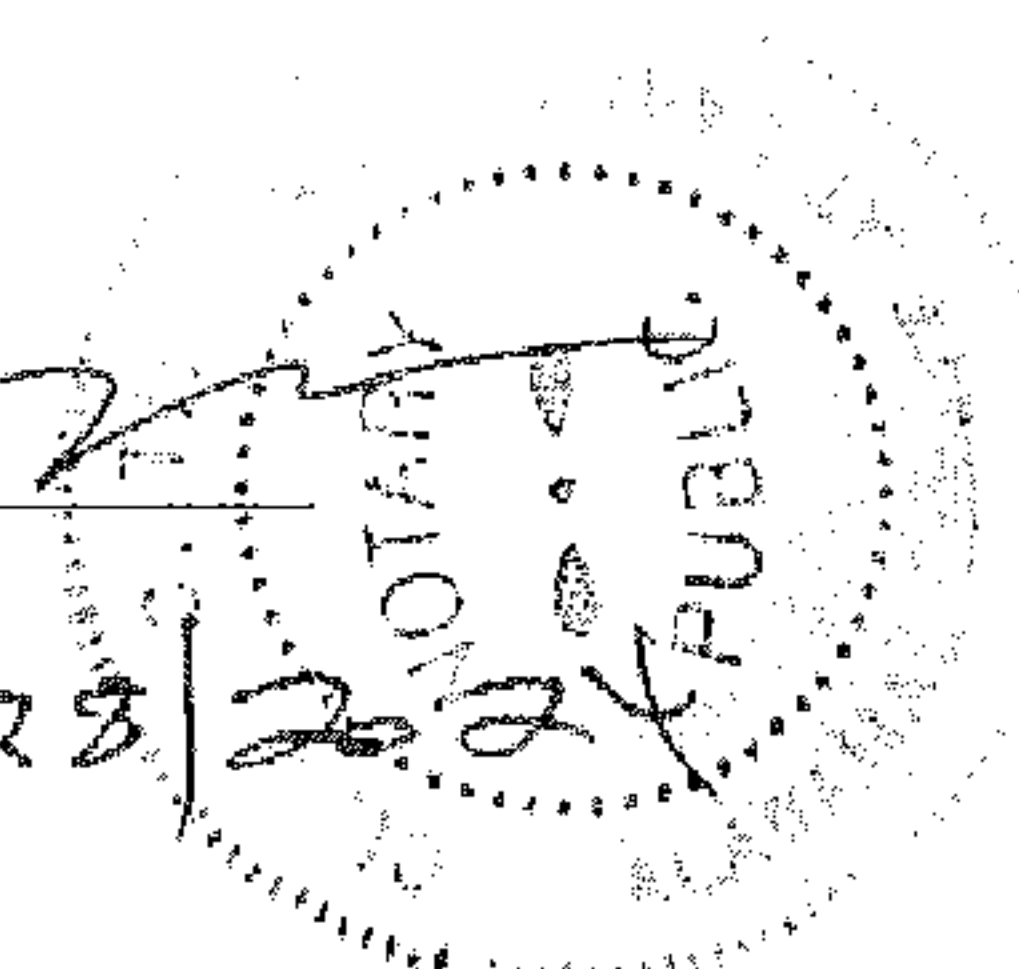


Exhibit "A"- Legal Description

North 100 feet of the following described property:

Commence at the intersection of the centerline of the old Louisville and Nashville railroad track main line and the south line of the 6th Avenue in the town of Calera, Alabama and run thence North 89° 34' 33" East along said south line of said 6th Avenue a distance of 275.00' to a concrete post point that is the northwest corner of Block 131, Dunstan's (Survey) Map of Calera, as recorded in the Office of the Judge of Probate of Shelby County, Alabama; Thence run North 00°10'29" West, crossing said 6th Avenue a distance of 80.00' to an old steel axle corner, thence continue along last described course a distance of 149.37' to a set rebar corner and the point of beginning of the property being described; Thence run North 00°10'25" West a distance of 150.63' to a rebar corner; thence run South 89°34'33" West a distance of 72.00' to a set rebar corner; thence run South 00°10'27" East a distance of 150.00' to a set rebar corner; thence run South 89°55'27" East a distance of 72.0' to the point of beginning, containing 10,800 square feet, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/13/2021 02:49:28 PM
 \$40.50 CHERRY
 20211213000589700

Alex S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Chandra C. Davis
 Mailing Address P.O. Box 1198
Calera, AL 35040

Grantee's Name Cheryl Gaiters
 Mailing Address 136 Anglenwood Ln
Calera, AL 35040

Property Address 853 10th Ave
Calera, AL 35040

Date of Sale 10/31/21
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 17,500.00

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 tax value

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 10/31/21

Print Mike T. Atkinson

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one