

This instrument was prepared by:  
J. Timothy Smith, Attorney-at-Law  
3225 Lorna Road  
Hoover, Alabama 35216

Send tax notice to:  
Mr. Jonathan J. Dunn (Grantee)  
219 Yellowhammer Dr.  
Alabaster, AL 35007

STATE OF ALABAMA       §  
SHELBY COUNTY       §

①  
58967880-255 3132       QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN THOUSAND and no/100 DOLLARS (\$10,000.00) in hand paid by the grantee herein, in consideration of the terms of the divorce agreement between the grantor and grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JAIME L. DUNN** (hereinafter referred to as Grantor), an unmarried person, do grant, bargain, sell, and convey unto **JONATHAN J. DUNN** (hereinafter referred to as Grantee), an unmarried person (with Grantor and Grantee being divorced from one another), the following described real estate, situated in Shelby County, Alabama:

LOT 25, BLOCK 5, ACCORDING TO THE SURVEY OF MEADOWVIEW, THIRD SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 123 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TAX ID NO. 23-6-23-2-001-039.027.

LESS AND EXCEPT THE FOLLOWING: A PART OF LOT 25, BLOCK 5 OF MEADOWVIEW THIRD SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 25, ALSO BEING THE SOUTHWEST CORNER OF LOT 26, MEADOWVIEW THIRD SECTOR, AND RUN NORTHWESTERLY ALONG THE COMMON LINE OF SAID LOTS 25 AND 26 FOR A RECORDED DISTANCE OF 179.16 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF YELLOWHAMMER DRIVE, SAID POINT BEING ON A CURVE, CURVING TO THE RIGHT IN A SOUTHWESTERLY TO WESTERLY DIRECTION, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 9 DEGREES, 10 MINUTES, 02 SECONDS; FROM SAID POINT RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 8.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 177.98 FEET TO THE POINT OF BEGINNING; SAID PROPERTY BEING SITUATED IN SHELBY COUNTY, ALABAMA. Being property known as 219 Yellowhammer Drive, Alabaster, AL 35007, according to the present system of numbering houses in Shelby County, Alabama.

This conveyance is done in accordance with the divorce action (Civil Action #DR 12-900451) between Grantor and Grantee; therefore, no title search or examination has been performed.

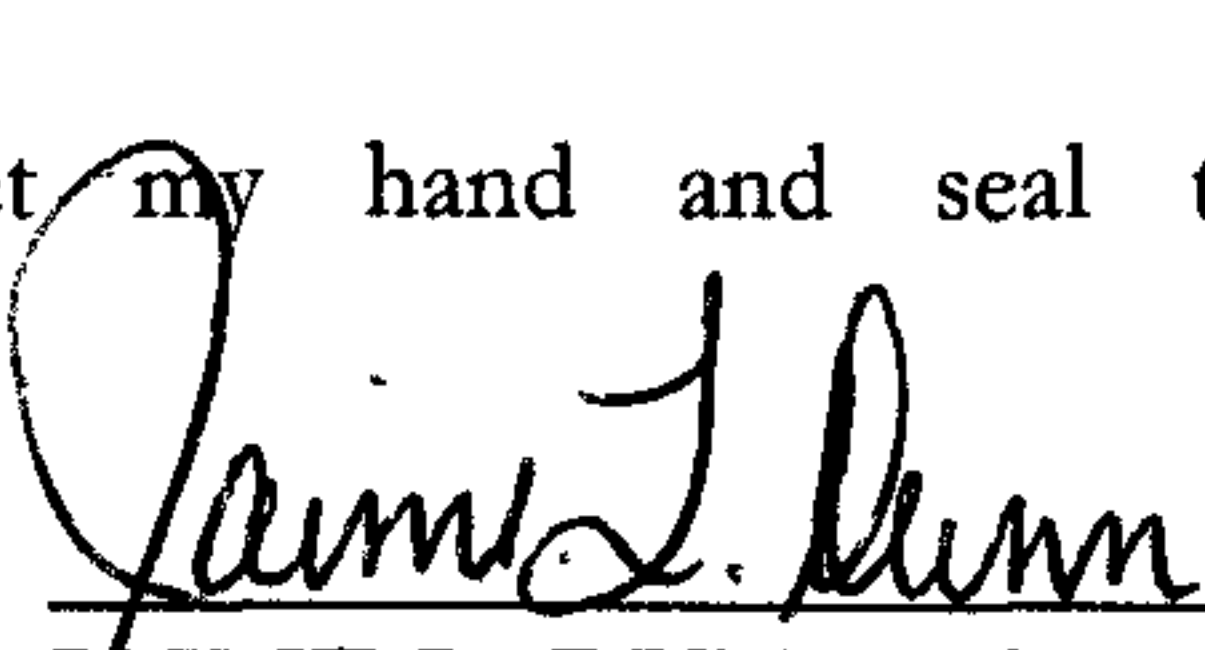
TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that certain mortgage indebtedness is owed on said property which, by the terms of the divorce agreement between Grantor and Grantee, Grantee is to pay, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his heirs, executors, and assigns forever, against the lawful claims of all persons.

**Preparer of this instrument makes no representation as to the validity of the title contained herein. This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.**

**Physical Address of Property:** 219 Yellowhammer Drive, Alabaster, AL 35007  
**Grantee's Name/Address:** Jonathan J. Dunn, 219 Yellowhammer Drive, Alabaster, AL 35007

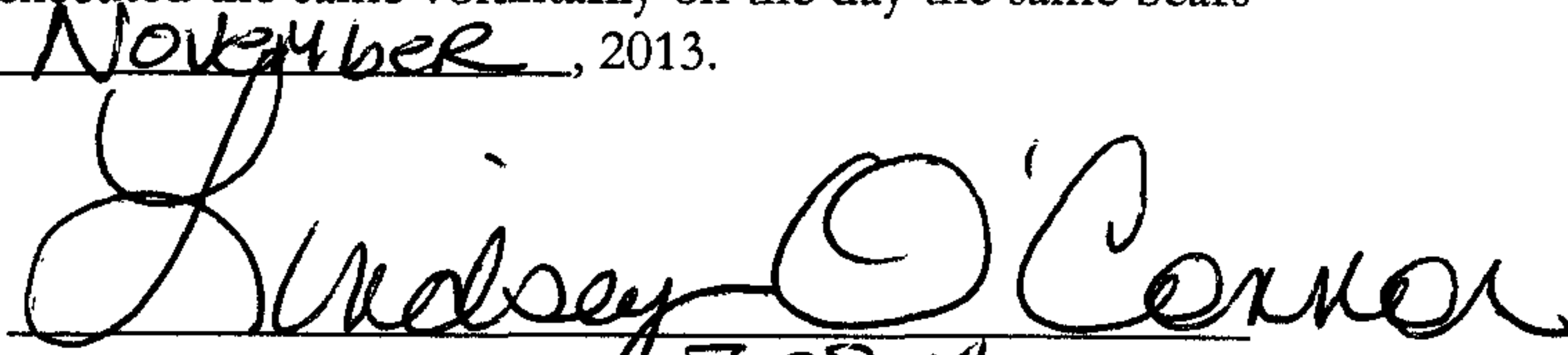
**Grantor's Name/Address:** Jaime L. Dunn, 219 Yellowhammer Drive, Alabaster, AL 35007  
**Actual Value of Property** (as per 2013 Tax Assessor's Statement attached): \$135,600.00

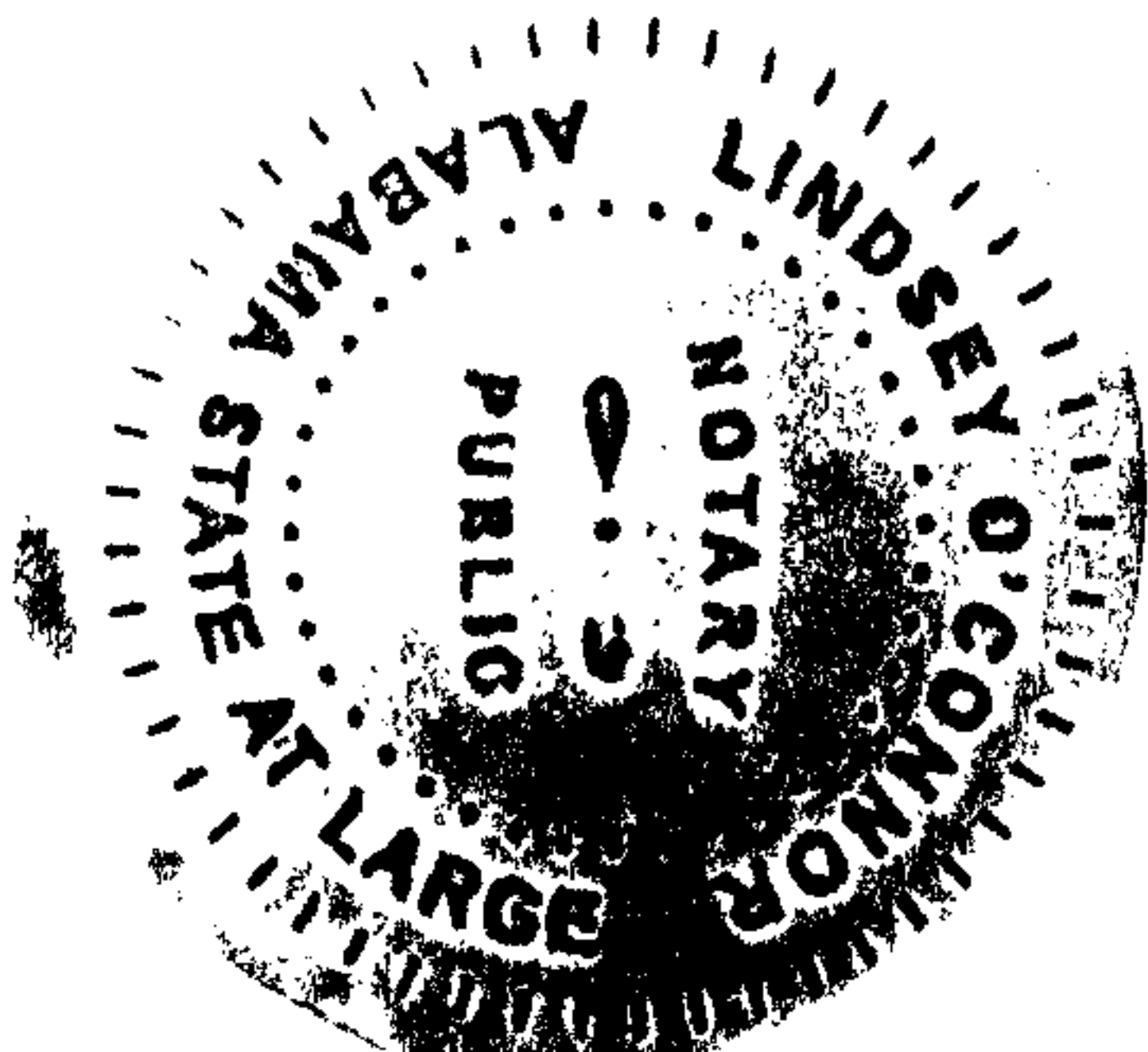
IN WITNESS WHEREOF, I have hereto set my hand and seal this the 1st day of November, 2013.

  
\_\_\_\_\_  
JAIME L. DUNN (Grantor)

STATE OF ALABAMA       §  
SHELBY COUNTY       §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAIME L. DUNN, 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 1st day of November, 2013.

  
\_\_\_\_\_  
Notary Public (Comm. Exp. 7-28-14)



**EXHIBIT A - LEGAL DESCRIPTION**

Tax Id Number(s): 23 6 23 2 001 039.027

Land Situated in the County of Shelby in the State of AL

LOT 25, BLOCK 5, ACCORDING TO THE SURVEY OF MEADOWVIEW, THIRD SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 123 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

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Commonly known as: 219 Yellowhammer Dr , Alabaster, AL 35007



# Real Estate Sales Validation Form

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

Grantor's Name Jaime L. Dunn, unmarried  
Mailing Address Jonathan J. Dunn, unmarried  
219 Yellowhammer Drive  
Alabaster, AL 35007

Grantee's Name Jonathan J. Dunn, unmarried  
Mailing Address 219 Yellowhammer Drive  
Alabaster, AL 35007

Property Address 219 Yellowhammer Drive  
Alabaster, AL 35007

Date of Sale 11/01/2013  
Total Purchase Price \$ 10,000.00

20140616000180320 06/16/2014 09:20:38 AM  
QCDEED 3/3

or  
Actual Value \$ 134,500.00  
or  
Assessor's Market Value \$ 10,000

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 Pursuant to divorce

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 06/13/2014



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/16/2014 09:20:38 AM  
\$30.00 KELLY  
20140616000180320

Print

Jonathan Galloway

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1