

THIS INSTRUMENT PREPARED BY:  
Dawn I. McDonald, Attorney at Law  
P. O. Box 610348  
Birmingham, AL 35261 (205) 902-1010  
Deed prepared without opinion or examination of title.

SEND TAX NOTICE TO:

Cindy Denney  
294 Dunwar dr  
Calera AL 35040

Source of Title: Inst #20040709000378680  
S.O.T. Deed Recorded: 07/09/2004

20150611000195440  
06/11/2015 11:26:22 AM  
QCDEED 1/4

STATE OF ALABAMA  
COUNTY OF SHELBY

18945786

### QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration to:**

**CINDY DENNEY, who took title as CINDY MILSTEAD,  
joined by her husband, JAMES R. DENNEY**

**(hereinafter called Grantors), in hand paid by:**

**CINDY DENNEY and JAMES R. DENNEY, Wife and Husband**

**(hereinafter called Grantees), the receipt whereof is hereby acknowledged, the Grantors hereby grant, bargain, sell and convey to the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:**

**Legal description attached herewith and made a part hereof as Exhibit "A"**

- 1. Subject to County ad valorem taxes for current year and all subsequent years.**
- 2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.**
- 3. Subject to any and all mortgages, liens or judgments of record on the property herein conveyed.**
- 4. Subject to oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.**

**Property Address: 294 Dunwar Drive, Calera, AL 35040; Parcel No: 35-2-03-2-001-036.000**

**The husband of Grantee, Cindy Milstead Denney, joins in the deed to comply with Alabama law regarding homestead.**

**TO HAVE AND TO HOLD to said Grantees as joint tenants with right of survivorship.**

Given under our hand and seal this the 31 day of Dec,  
20 14.

**GRANTOR:**

Cindy Denney, who took title as Cindy  
CINDY DENNEY, who took title as CINDY MILSTEAD Milstead

James R. Denney  
JAMES R. DENNEY

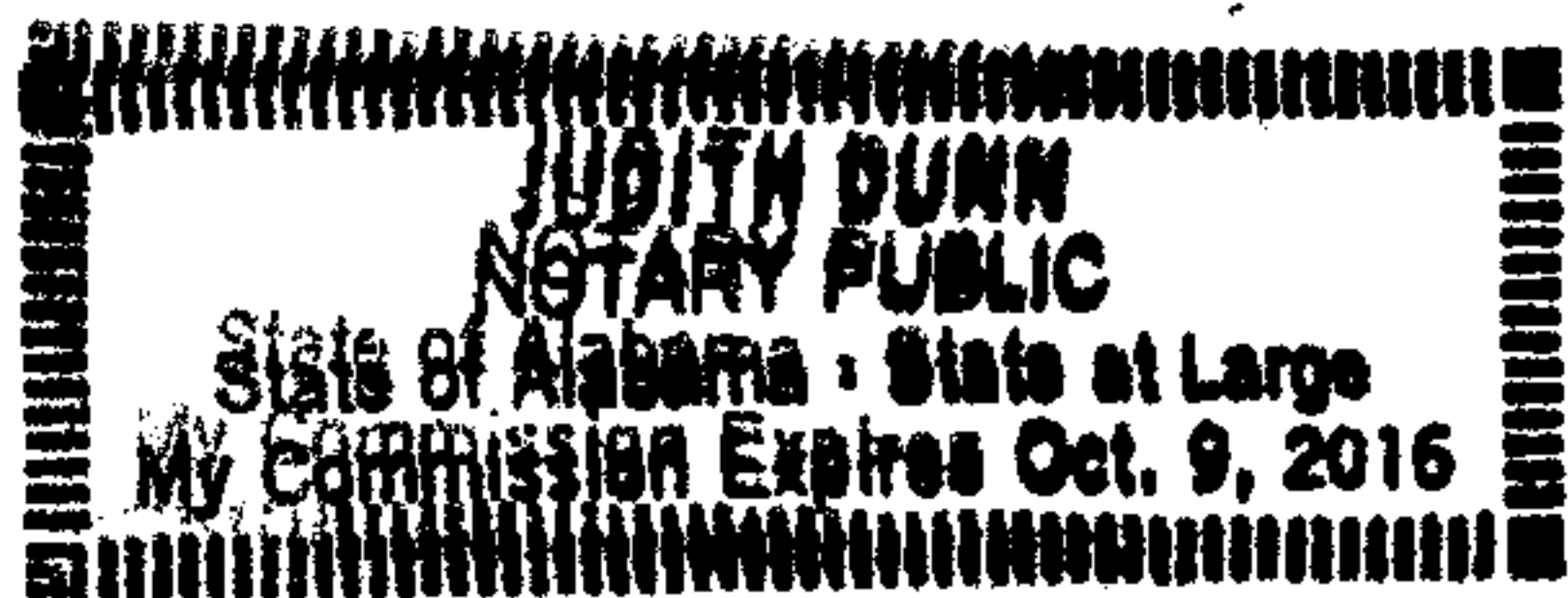
**ACKNOWLEDGMENT**

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that CINDY DENNEY, who took title as CINDY MILSTEAD, and JAMES R. DENNEY, wife and husband, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the

31 day of Dec, 20 14.



Judith Dunn  
Notary Public

My commission expires: 10/9/16

Order No.: 18945786  
Loan No.: 251188677

**Exhibit A**

The following described property:

Lot 18, in Block 2, according to the Survey of Dunwar Estates, as recorded in Map Book 3,  
Page 154 in the office of the judge of probate of Shelby County, Alabama.  
Situate in Shelby County, Alabama.

Assessor's Parcel No: 35 2 03 2 001 036.000

# Real Estate Sales Validation Form

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

Grantor's Name Cindy Denney, joined by ~~Dave~~ R. Denney  
Mailing Address 294 Dunwar Dr, Calera, AL, 35040

Grantee's Name Cindy Denney and ~~Dave~~ R. Denney  
Mailing Address 294 Dunwar Dr, Calera, AL, 35040

Property Address 294 Dunwar Dr, Calera, AL, 35040

Date of Sale 10.00

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 43631.00

20150611000195440 06/11/2015

11:26:22 AM QCDEED 4/4

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 QuitClaim Deed

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 12-31-14

Print Cindy Denney

Unattested

Sign Cindy Denney

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/11/2015 11:26:22 AM  
\$23.00 CHERRY  
20150611000195440

Form RT-1