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09/08/2015 12:53:48 PM
QCDEED 1/4

This Document Prepared by:
Angelina Whittington
3849 Lithia Pincrest Rd
Valrico, FL 33546

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STATE OF ALABAMA
SHELBY COUNTY

Return To & Mail Tax Statements To:
MITCHEL S BUNTING
116 WILD FLOWER TRAIL
ALABASTER, AL 35007

Property Tax ID#: 235150003022.000

AL184114

QUIT CLAIM DEED

Know all men by these presents, MITCHEL S BUNTING, an unmarried man, LARA B. BUNTING, an unmarried woman, whose address is 116 WILD FLOWER TRAIL, ALABASTER, AL 35007, (hereinafter called Grantor) that for and in consideration of the sum of

Ten Dollars (\$ 10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to MITCHEL S BUNTING, an unmarried man, whose post office address is 116 WILD FLOWER TRAIL, ALABASTER, AL 35007, (hereinafter called Grantee) all my right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

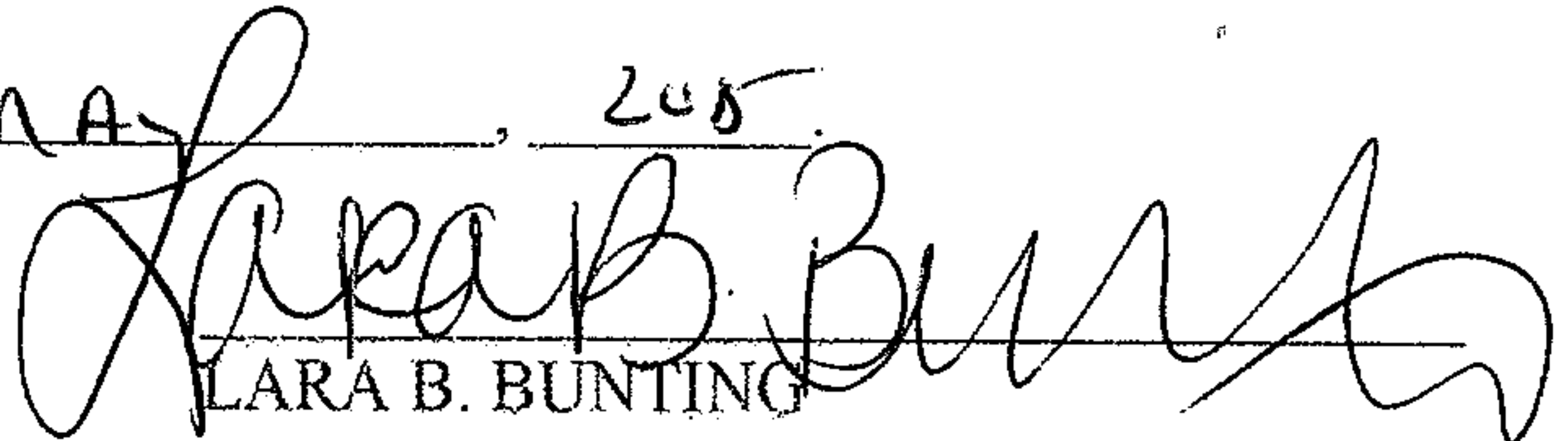
SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 116 WILD FLOWER TRAIL, ALABASTER, AL 35007

To have and to hold to said GRANTEE forever.

Given under my hand this 11 day of May, 2015


MITCHEL S BUNTING


LARA B. BUNTING

STATE OF Ala }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MITCHEL S BUNTING, an unmarried man, LARA B. BUNTING, an unmarried woman, 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 and executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 11 day of May, 2015

Rose L. Tate
NOTARY PUBLIC
My Commission Expires: 08-18-15

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger Law
c/o William E. Curphey, P.C.
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

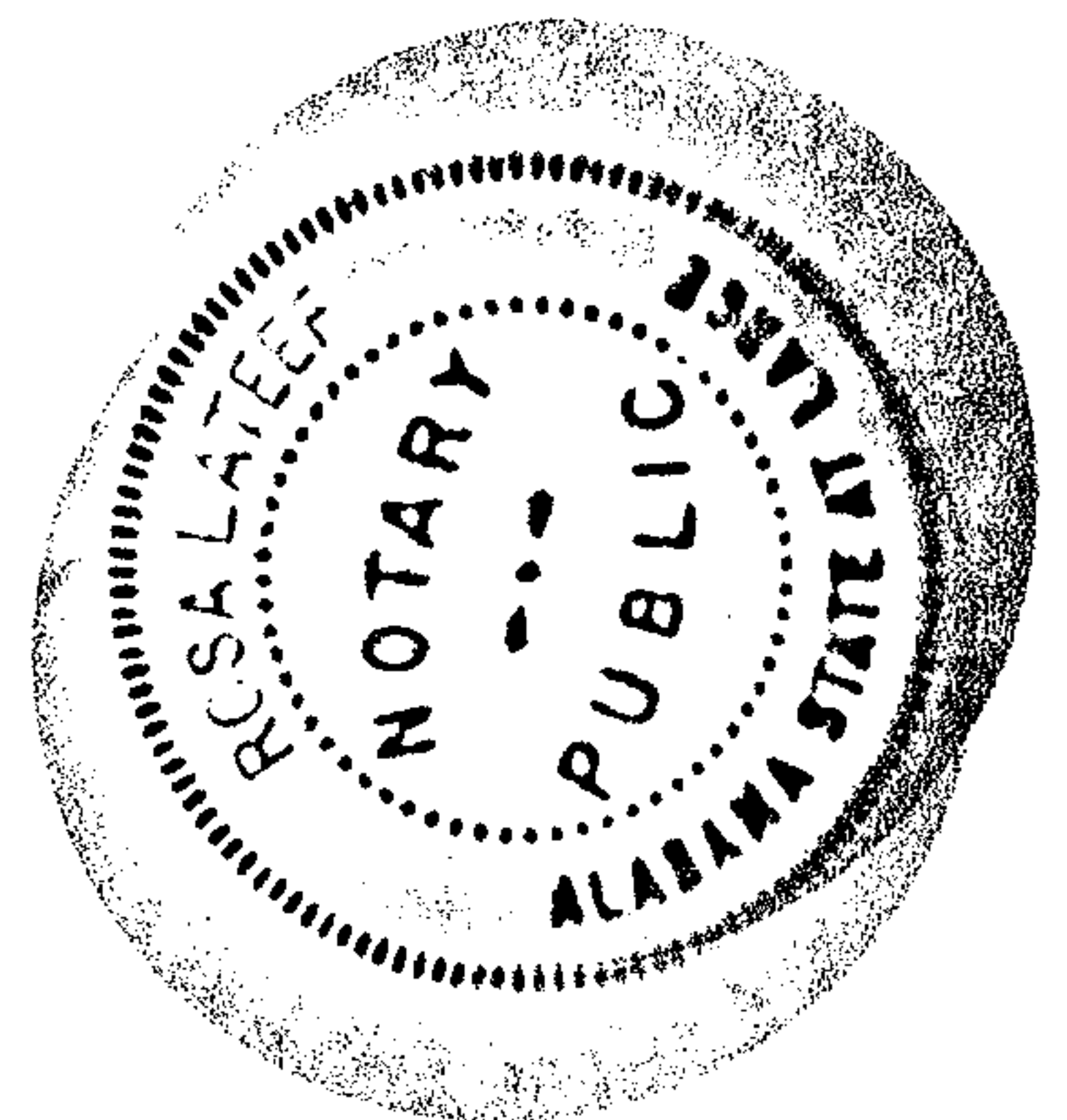


EXHIBIT "A"

The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Amended Map of The Meadows, Plat One, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

AKA 116 Wild Flower Trail, Alabaster, Alabama 35007

PID # 23 5 15 0 003 022.000

Real Estate Sales Validation Form

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

Grantor's Name Mitchel S. Bunting and Lara B. Bunting
Mailing Address 116 Wild Flower Trail
Alabaster, Alabama 35007

Grantee's Name Mitchel S. Bunting
Mailing Address 116 Wild Flower Trail
Alabaster, Alabama 35007

Property Address 116 Wild Flower Trail
Alabaster, Alabama 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or

Assessor's Market Value \$ 131,900

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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 SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

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 May 11, 2015



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2015 12:53:48 PM
\$155.00 CHERRY
20150908000312540

Print Byron Merchin

Sign

Byron Merchin

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

Print Form

Form RT-1