

Return to after recordation:

EnTitle Insurance Company, 260 Airside Drive, Moon Township, PA 15108

STATE OF ALABAMA COUNTY OF SHELBY

OUITCLAIM DEED

WILTON LEE GUNNIN, JR. and NINA W. GUNNIN formerly known as NINA W. RUSSO, now husband and wife, whose mailing address is 513 Fieldstone Drive, Helena, AL 35080, hereinafter referred to as "Grantor" and

WILTON LEE GUNNIN, JR. and NINA W. GUNNIN, husband and wife, as joint tenants with rights of survivorship, whose mailing address is 513 Fieldstone Drive, Helena, AL 35080, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the City of Helena, County of Shelby, State of Alabama:

Lot 14, according to the Survey of First Sector, Fieldstone Park, as recorded in Map Book 15, Page 89, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Being the same property conveyed to Wilton Lee Gunnin, Jr., and Nina W. Russo, as joint tenants, with right of survivorship from Julie B. Covington, an unmarried woman by deed dated October 26, 2001 and recorded on November 02, 2001 in Instrument No. 2001-47194 in the Office of the Judge of Probate for Shelby County, Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE

PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

- 1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
- 2. Easements or claims of easements, whether or not shown by the public records.
- 3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
- 4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
- 5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, O	Grantor has hereunto set his respective hand and seal on this <u>M</u> da
	Dillon Lu Lung.
	WILTON LEE GUNNIN, JR.

STATE OF ALABAMA
COUNTY OF HELSY

I, the undersigned Notary Public in and for said County and State, hereby certify that WILTON LEE GUNNIN, JR., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the _______ day of

Notary Public

Print Name

My Commission expires: 7/0-

20151203000413310 2/4 \$24.00 Shelby Cnty Judge of Probate, AL 12/03/2015 02:11:20 PM FILED/CERT new W. Hunnin farmerly wown as Dina W. Bana NINA W. GUNNIN formerly known as NINA W. RUSSO

STATE OF ALABAMA
COUNTY OF HURS

I, the undersigned Notary Public in and for said County and State, hereby certify that NINA W. GUNNIN formerly known as NINA W. RUSSO, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Notary Public

SAMBUTTA CIUTEM

Print Name
My Commission expires: 7–10–15

This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532-1896 Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Grantor's address:

Wilton Lee Gunnin, Jr. and Nina W. Gunnin 513 Fieldstone Drive, Helena, AL 35080

Grantee's address:

Wilton Lee Gunnin, Jr. and Nina W. Gunnin 513 Fieldstone Drive, Helena, AL 35080

Shelby Cnty Judge of Probate, AL 12/03/2015 02:11:20 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	WILTON LEE GUNNIN JR			
Mailing Address	NINA W. GUNNIN FKA NINA W RUSSO			
	513 FIELDSTONE DRIVE		513 FIELDSTON DRIVE	
	HELENA, AL 35080		HELENA, AL 35080	
Property Address	513 FIELDSTON DRIVE		ale 11/19/2015	
	HELENA, AL 35080	Total Purchase Pr	rice \$	
		or		
		Actual Value	\$	
20151203000413310 4 Shelby Cnty Judge c	/4 \$24.00	or		
12/03/2015 02:11:20	·	Assessor's Market Va	lue \$ 164000	
•	ne) (Recordation of docume		n the following documentary quired)	
₩ ·	locument presented for reco this form is not required.	rdation contains all of the	e required information referenced	
		nstructions		
	d mailing address - provide the current mailing address.	he name of the person of	r persons conveying interest	
Grantee's name and to property is being	d mailing address - provide to conveyed.	he name of the person of	or persons to whom interest	
Property address -	the physical address of the p	property being conveyed,	if available.	
Date of Sale - the date on which interest to the property was conveyed.				
•	e - the total amount paid for the instrument offered for re		perty, both real and personal,	
conveyed by the in	• •	This may be evidenced b	erty, both real and personal, being by an appraisal conducted by a	
excluding current uresponsibility of val	ed and the value must be described and the value must be described and the property uing property for property taxed Alabama 1975 § 40-22-1 (1995)	as determined by the lock apurposes will be used a		
accurate. I further u	understand that any false sta ated in <u>Code of Alabama 19</u>	tements claimed on this 75 § 40-22-1 (h).	ained in this document is true and form may result in the imposition	
Date		Print May (Mugliese	
Unattested		Sign Mark App	19/100	
	(verified by)	(Grantof/Gra	antee/Owner/Agent) circle one	

Print Form

Form RT-1