

This instrument was prepared by:  
Lauren Sonnier, AL Court ID: DUV002  
Law Offices of Lauren Sonnier, PLLC  
(as scrivener only and without title examination)  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424


Send tax notice to:  
334 Quail Ridge Lane  
Wilsonville, AL 35186

20160304000069860  
03/04/2016 11:15:41 AM  
DEEDS 1/4

Return to:  
First American Title Insurance Company  
Attn: National Recording  
1100 Superior Avenue, Suite 200,  
Cleveland, OH 44114

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

 BUSSEY  
50336543

AL

FIRST AMERICAN ELS  
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:





That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, VIRGLE ALLEN BUSSEY, a married man who acquired title as ALLEN BUSSEY, a single man, joined by his wife, STACEY R. BUSSEY (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell, and convey unto VIRGLE ALLEN BUSSEY and STACEY R. BUSSEY, Husband and Wife, as joint tenants with rights of survivorship (herein referred to as grantee, whether one or more) the following-described real estate:

Real property in the City of WILSONVILLE, County of SHELBY, State of Alabama, described as follows:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T21S, R1E SHELBY COUNTY, ALABAMA AND RUN SOUTH ALONG THE EAST BOUNDARY THEREOF 60.0 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHWEST MARGIN OR RIGHT OF WAY OF AIRPORT ROAD (GRAVEL, 30 FOOT ROW) THENCE TURN RIGHT 90 DEGREES 20 MINUTES 38 SECONDS WESTERLY 344.66 FEET, THENCE TURN LEFT 90 DEGREES 19 MINUTES 22 SECONDS SOUTHERLY 524.8 FEET, THENCE RUN EAST 491.9 FEET TO AN IRON PIN ON THE SOUTH MARGIN OR RIGHT OF WAY OF AIRPORT ROAD, THENCE RUN NORTHWESTERLY ALONG SAID ROAD MARGIN 545 FEET TO THE POINT OF BEGINNING. ABOVE-DESCRIBED PARCEL LYING IN THE

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3 AND  
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2,  
ALL IN T21S, R1E, SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to ALLEN BUSSEY, A  
SINGLE MAN from THE UNITED STATES DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT, ALSO KNOWN AS  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by deed  
dated 10/23/2012 and recorded 10/31/2012 IN INSTRUMENT NO.  
20121031000418330 of official records.

Commonly known as: 334 Quail Ridge Ln., Wilsonville, AL 35186  
APN #: 20 2 03 0 000 001.006  
Source of Title: Instrument No. 20121031000418330  
Fair Market Value: \$125,000.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns  
forever.

This Conveyance is made subject to covenants, restrictions, reservations and  
easements heretofore imposed upon the subject property of record.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)  
this 14<sup>th</sup> day of September, 2015.

*Virgie Allen Bussey*  
*a/k/a Allen Bussey*  
\_\_\_\_\_  
VIRGLE ALLEN BUSSEY a/k/a ALLEN  
BUSSEY

*Stacey R. Bussey*  
\_\_\_\_\_  
STACEY R. BUSSEY

Grantor/Grantee Address: 334 Quail Ridge Lane, Wilsonville, AL 35186

STATE OF ALABAMA

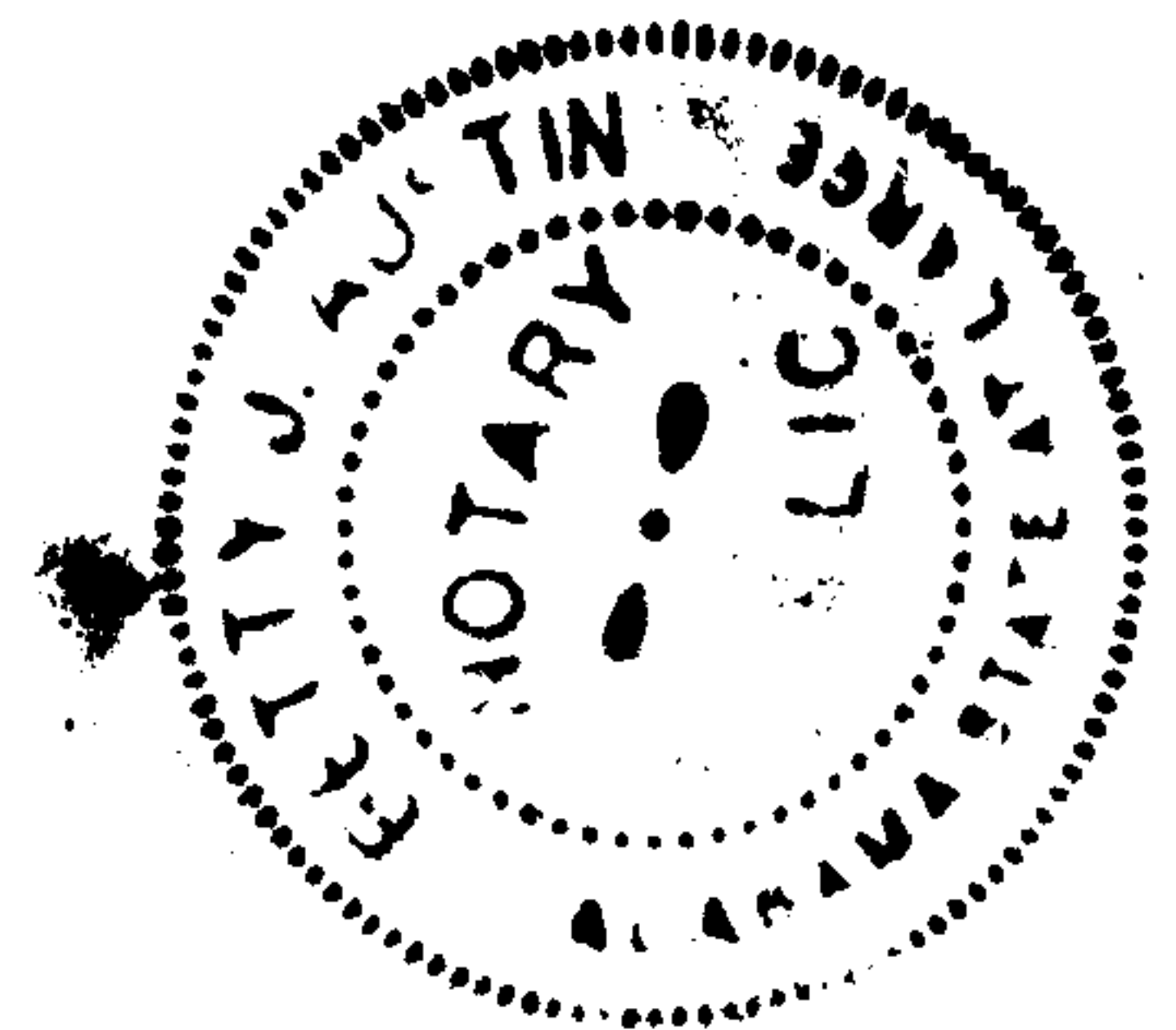
COUNTY OF SHELBY 20160304000069860 03/04/2016 11:15:41 AM DEEDS 3/4

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that VIRGLE ALLEN BUSSEY a/k/a ALLEN BUSSEY, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 14<sup>th</sup> day of September, 2015.

Betty J. Austin  
Print Name: Betty J. Austin

Commission Expires: 7-10-2019



STATE OF ALABAMA

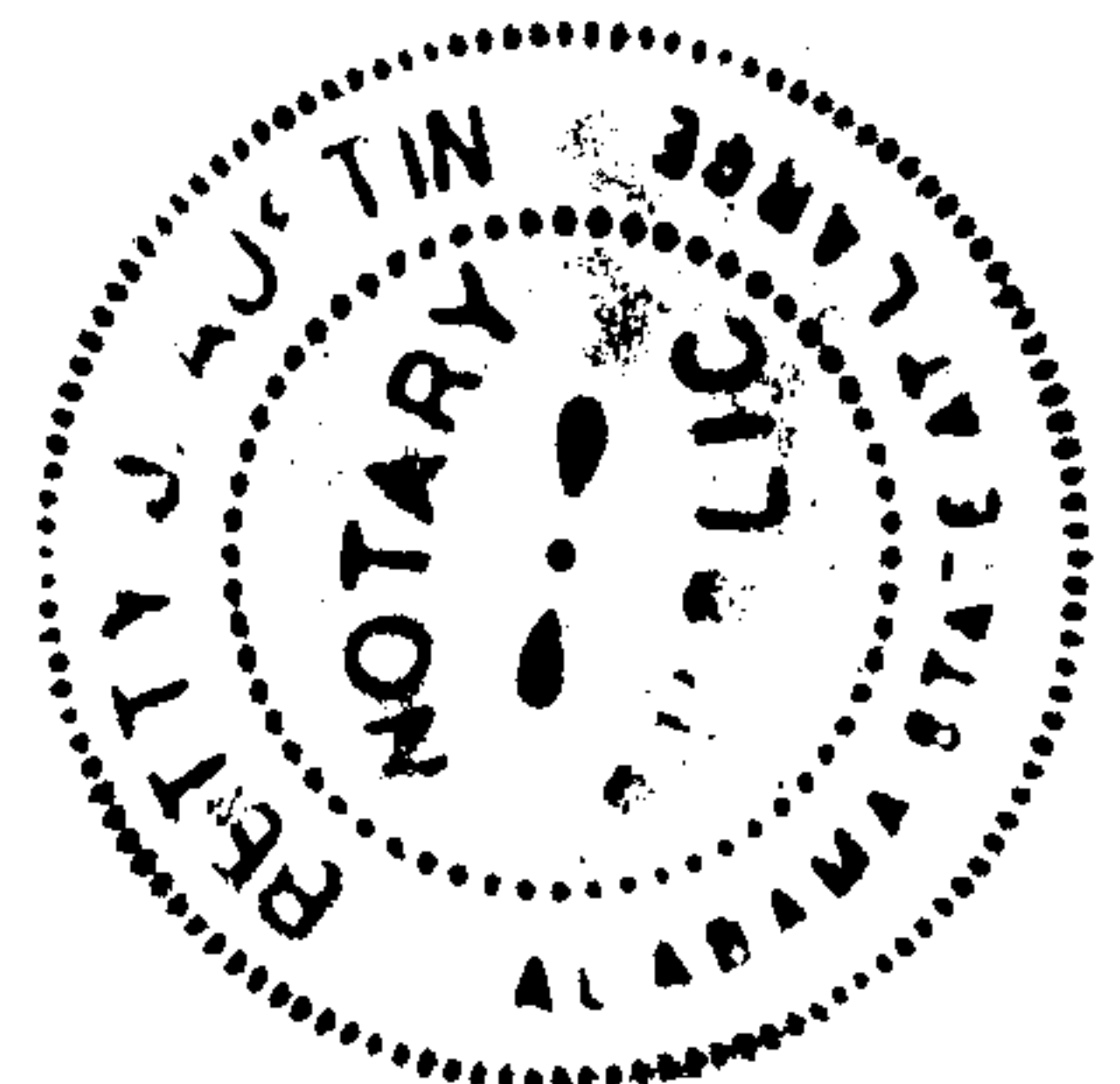
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that STACEY R. BUSSEY, 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 this the 14<sup>th</sup> day of September, 2015.

Betty J. Austin  
Print Name: Betty J. Austin

Commission Expires: 7-10-2019





# Real Estate Sales Validation Form

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

Grantor's Name VIRGLE ALLEN BUSSEY AKA ALLEN  
Mailing Address BUSSEY  
334 QUAIL RIDGE LANE  
WILSONVILLE, AL 35186

Grantee's Name VIRGLE ALLEN BUSSEY  
Mailing Address STACEY R BUSSEY  
334 QUAIL RIDGE LANE  
WILSONVILLE, AL 35186

Property Address \_\_\_\_\_  
334 QUAIL RIDGE LANE  
WILSONVILLE, AL 35186

Date of Sale 9/14/2015  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

20160304000069860 03/04/2016 11:15:41  
AM DEEDS 4/4

or  
Assessor's Market Value \$ \$125,000 - half value \$62,500

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 COUNTY APPRAISAL OFFICE

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 \_\_\_\_\_

Print \_\_\_\_\_

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/04/2016 11:15:41 AM  
\$85.50 CHERRY  
20160304000069860

*[Signature]*