

THIS INSTRUMENT PREPARED BY:
BEVERLY OWEN BARBER, Attorney at Law
105 Florida Rd.
Pell City, AL. 35125

Send Tax Notice To:

QUIT CLAIM DEED


20161014000377540 1/2 \$86.00
Shelby Cnty Judge of Probate, AL
10/14/2016 10:31:49 AM FILED/CERT

STATE OF ALABAMA)
ST. CLAIR COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00 (Ten and No/100) Dollars and other good and valuable consideration, in hand paid to the undersigned and receipt whereof is hereby acknowledged, the undersigned Donny Lee Dunn a single man, hereinafter called Grantor (Whether one or more), hereby remises, releases, quit claims, grants sells and conveys to JoAnn M Dunn, hereinafter called Grantee (whether one or more), all his interest and right, title, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Hamlet, Third Sector, as recorded in Map Book 8, Page 130, in the Probate Office of Shelby County, Alabama.

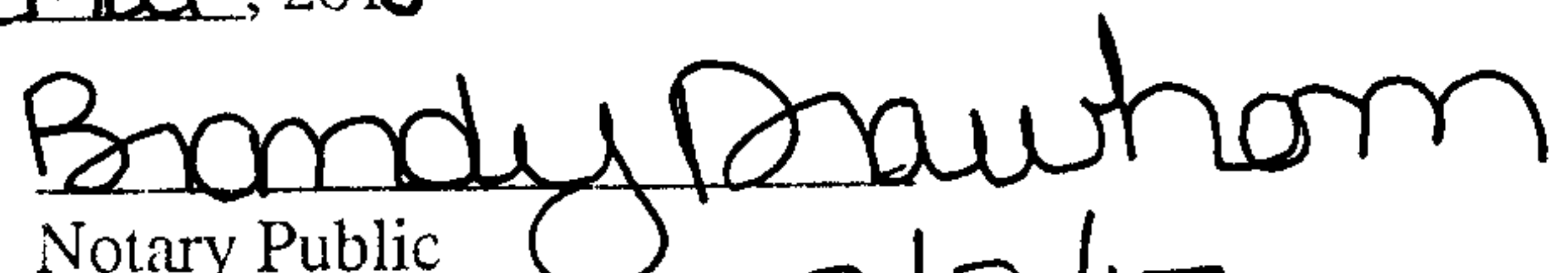
SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-Way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (C) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

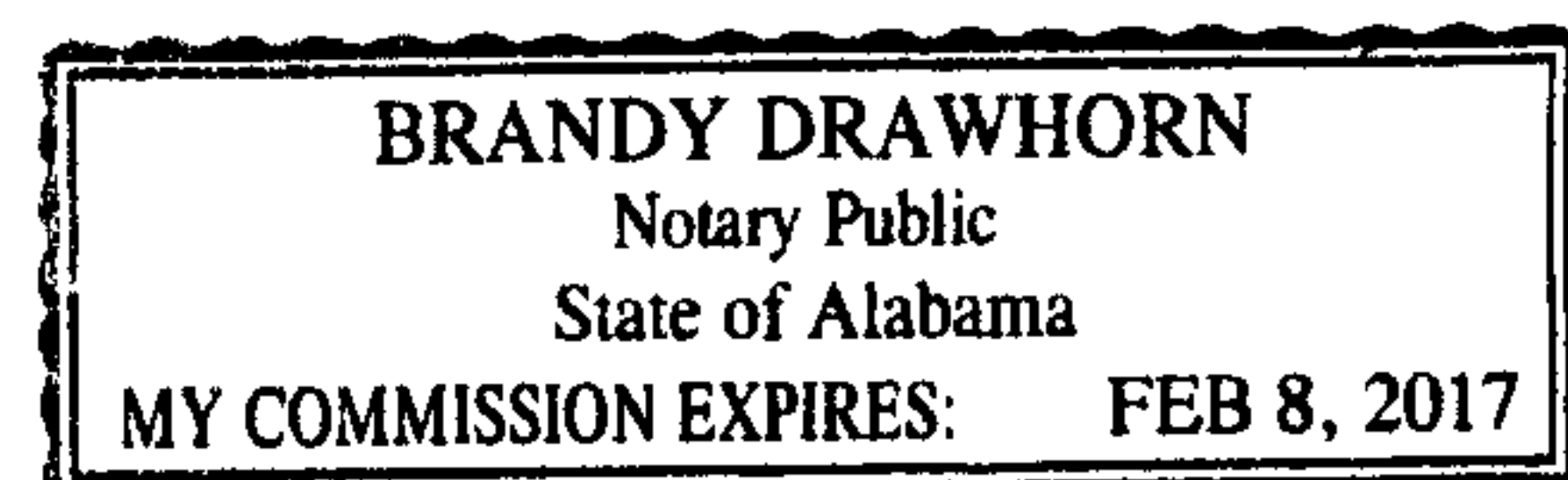
TO HAVE AND TO HOLD unto the Grantee forever,

IN WITNESS WHEREOF, I have hereto set my hand and seal this 21st day of September, 2016, the undersigned Notary Public, hereby certify that 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


Grantor

GIVEN under my hand and seal this the 21st day September, 2016


Notary Public
My commission expires: 2/8/17



Shelby County, AL 10/14/2016
State of Alabama
Deed Tax: \$68.00

Real Estate Sales Validation Form

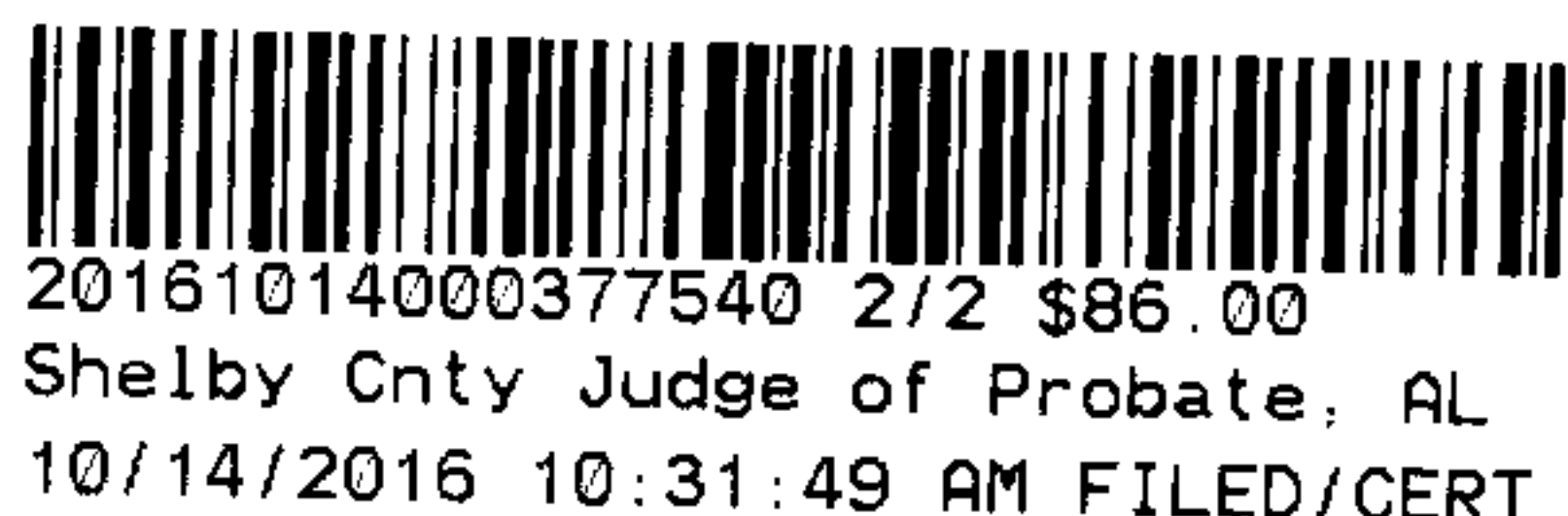
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Donny Lee Dunn
Mailing Address Ringgold, GA

Grantee's Name JoAnn M Dunn
Mailing Address 1124 5th Ave NW
Alabaster, AL 35007

Property Address 1124 5th Ave NW
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 135,900



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

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 JoAnn Dunn

☒ Unattested

Karen Melsen
(verified by)

Sign

JoAnn Dunn
(Grantor/Grantee/Owner/Agent) circle one