

RECORDING REQUESTED BY:

**Grant Dunnam as Trustee**

WHEN RECORDED MAIL AND UNLESS OTHERWISE SHOWN

BELOW, MAIL TAX STATEMENTS TO:

The 2245 Highway 56 Trust

P.O. Box 380424

Birmingham, AL 35238



20180130000031760 1/3 \$103.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 03:23:37 PM FILED/CERT

Shelby County, AL 01/30/2018  
State of Alabama  
Deed Tax: \$82.00

## Quitclaim Deed

QUITCLAIM DEED, made this 4<sup>th</sup> day of December, 2015, by and between Katelin Michelle Minor and Grant Koby Dunnam, of the city of Wilsonville and County of Shelby ("Grantor"), and The 2245 Highway 56 Trust, Grant Dunnam, not personally, As Trustee, ("Grantee"), whose mailing address is P.O. Box 380424 Birmingham, AL 35238.

THE GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM unto the grantee all of his/her interest in the following described tract of land in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Being the same property conveyed to Katelin Michelle Minor and Grant Koby Dunnam, by Warranty Deed from FHL Manufactured Homes, L.L.C. a Corporation, dated December 27, 2013, recorded January 3, 2014, of record Instrument Number 20140103000004490, Register's Office for Shelby County, Alabama.

Also known as street and number: **2245 Highway 56 Wilsonville, AL 35186.**

TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto, of all interest, equity and claim whatsoever the Grantor(s) may have, either in law or equity, for the proper use, benefit and behalf of the Grantee(s) forever.

To The 2245 Highway 56 Trust

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Katelin Michelle Minor  
Katelin Michelle Minor

12-4-15

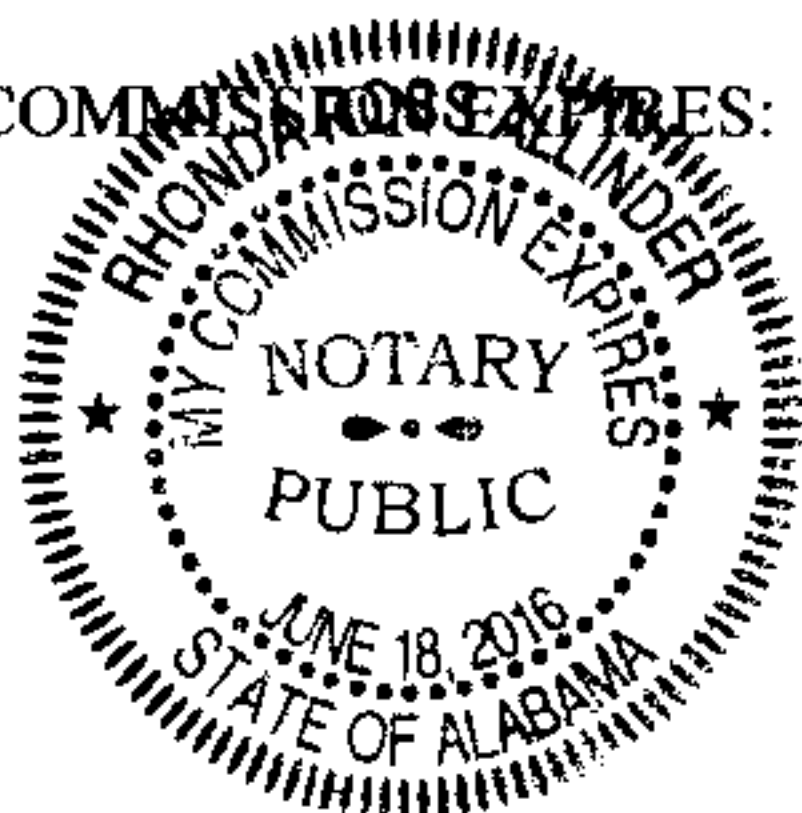
Grant Koby Dunnam  
Grant Koby Dunnam

STATE OF ALABAMA  
COUNTY OF SHELBY

On this 4<sup>th</sup> day of December, 2015 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Katelin Michelle Minor and Grant Koby Dunnam, personally known to me or proved to me on basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that, by their signatures on the instrument, the person(s) executed the instrument.

Rhonda Jean Alexander  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



20180130000031760 2/3 \$103.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 03:23:37 PM FILED/CERT

This Instrument prepared by:  
Grant Dunnam  
P.O. Box 380424  
Birmingham, AL 35238

# Real Estate Sales Validation Form

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

Grantor's Name Katelin Michelle Minor, Gr  
Mailing Address Grant Koby Dunnam

Grantee's Name The 2245 Highway  
Mailing Address 56 Trust

2245 Hwy 56 Wilsonville

2245 Hwy 56 Wilsonville  
Alabama 35186

Property Address 2245 Hwy 56  
Wilsonville  
Alabama 35186

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$ 82,000



20180130000031760 3/3 \$103.00  
Shelby Cnty Judge of Probate AL  
01/30/2018 03:23:37 PM FILED/CERT

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 1-30-18

Print Grant Koby Dunnam

Sign \_\_\_\_\_

Grant Koby Dunnam

(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by)

Form RT-1