


INSTRUMENT PREPARED BY:  
Sady D. Mauldin, Esq.  
ALBERTELLI LAW  
One Independence Plaza, Suite 416  
Birmingham, AL 35209

Send Tax Notices To:  
Josy Duffner  
2109 Cameron Ct, Rch  
Hoover, AL 35242

STATE OF ALABAMA )  
COUNTY OF Shelby )

**QUITCLAIM DEED**

  
20180307000073740 1/2 \$283.00  
Shelby Cnty Judge of Probate, AL  
03/07/2018 10:22:49 AM FILED/CERT

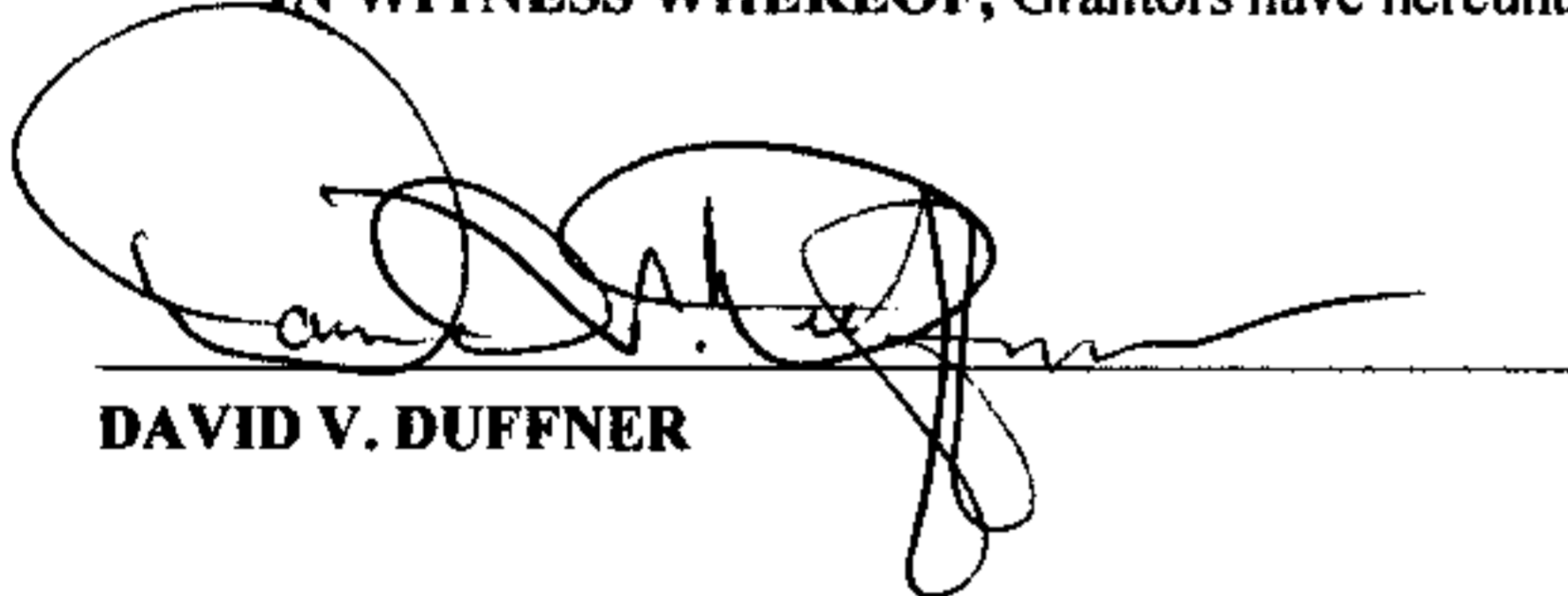
**KNOW ALL MEN BY THESE PRESENTS:**

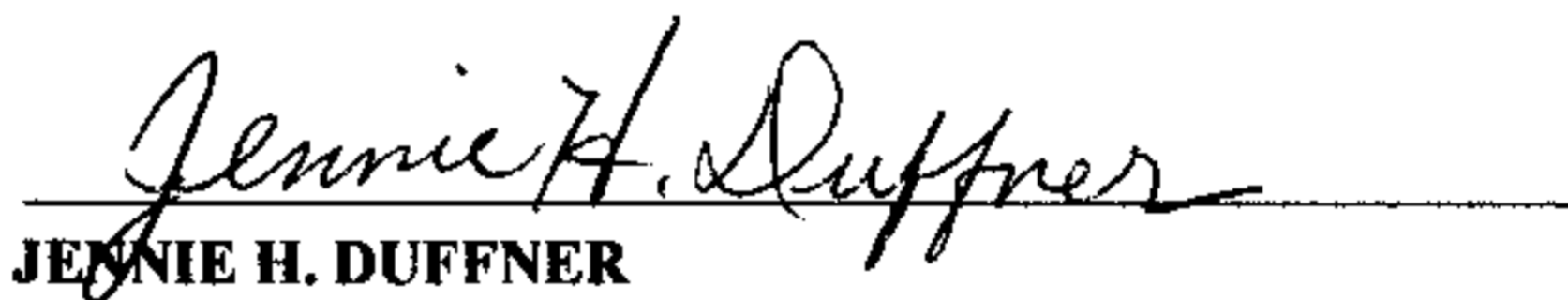
For and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned, **David V. Duffner and Jennie H. Duffner, husband and wife**, (hereinafter referred to as Grantors), in hand paid by **Josy M. Duffner** (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantors do hereby release, quitclaim, and convey unto the said Grantee all rights, title, claim, and interest, if any, in that certain real estate situated in Shelby County, Alabama being more particularly described as:

**LOT 10, ACCORDING TO THE SURVEY OF ST. IVES AT GREYSTONE, AS RECORDED IN MAP BOOK 15, PAGE 70 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD** unto said Grantee, her heirs and assigns, forever.

**IN WITNESS WHEREOF**, Grantors have hereunto set their hands and seal on this the \_\_\_\_ day of February, 2018.

  
\_\_\_\_\_  
DAVID V. DUFFNER


  
\_\_\_\_\_  
JENNIE H. DUFFNER

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that David V. Duffner whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 28th day of February, 2018.

(SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 7/28/2020

Real Estate Sales Validation Form

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

Grantor's Name David V. Duffner
Mailing Address Jennie H. Duffner
2109 Cameron Circle
Hoover, AL 35242

Grantee's Name Josy M. Duffner
Mailing Address 2109 Cameron Circle
Hoover, AL 35242

Property Address 2109 Cameron Circle
Hoover, AL 35242

Date of Sale 2/28/2018
Total Purchase Price \$ 10.00

or
Actual Value \$

or
Assessor's Market Value \$ 264,800



20180307000073740 2/2 \$283.00
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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 Quitclaim Deed

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 2/28/2018

Print Josy M. Duffner

Unattested Karen Melsen (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one