

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged I, **Linda Dolan, a married woman**, (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **Francis Nunez**, (herein referred to as GRANTEE) all my right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 313, according to the Survey of Silver Creek III Phase I, as recorded in Map Book 33, Page 151, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above described property is 845 Barkley Drive, Alabaster, AL 35007.

The above property is not the homestead or residence of the grantor, or his spouse. She is conveying her interest as one of the heirs of Catherine Nunez, who departed this life on August 5, 2018.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of January, 2019.

RL

February



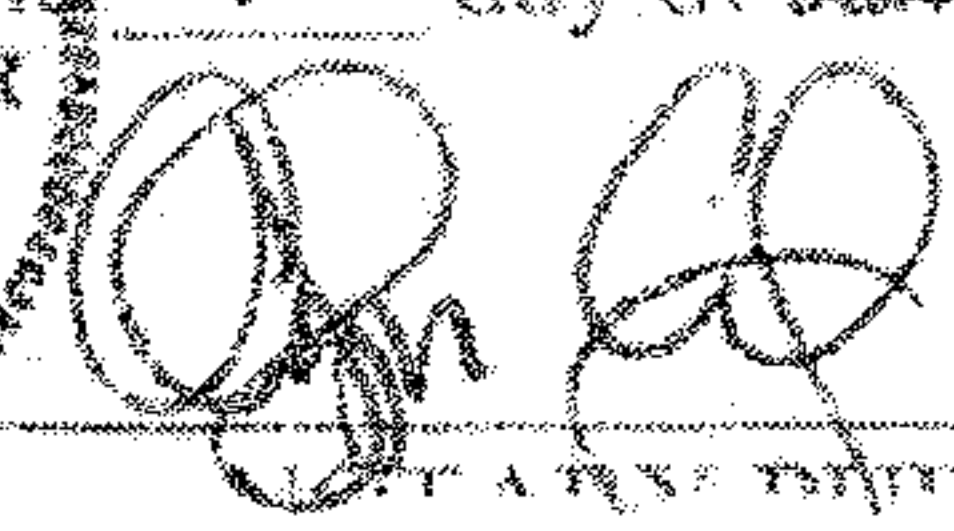
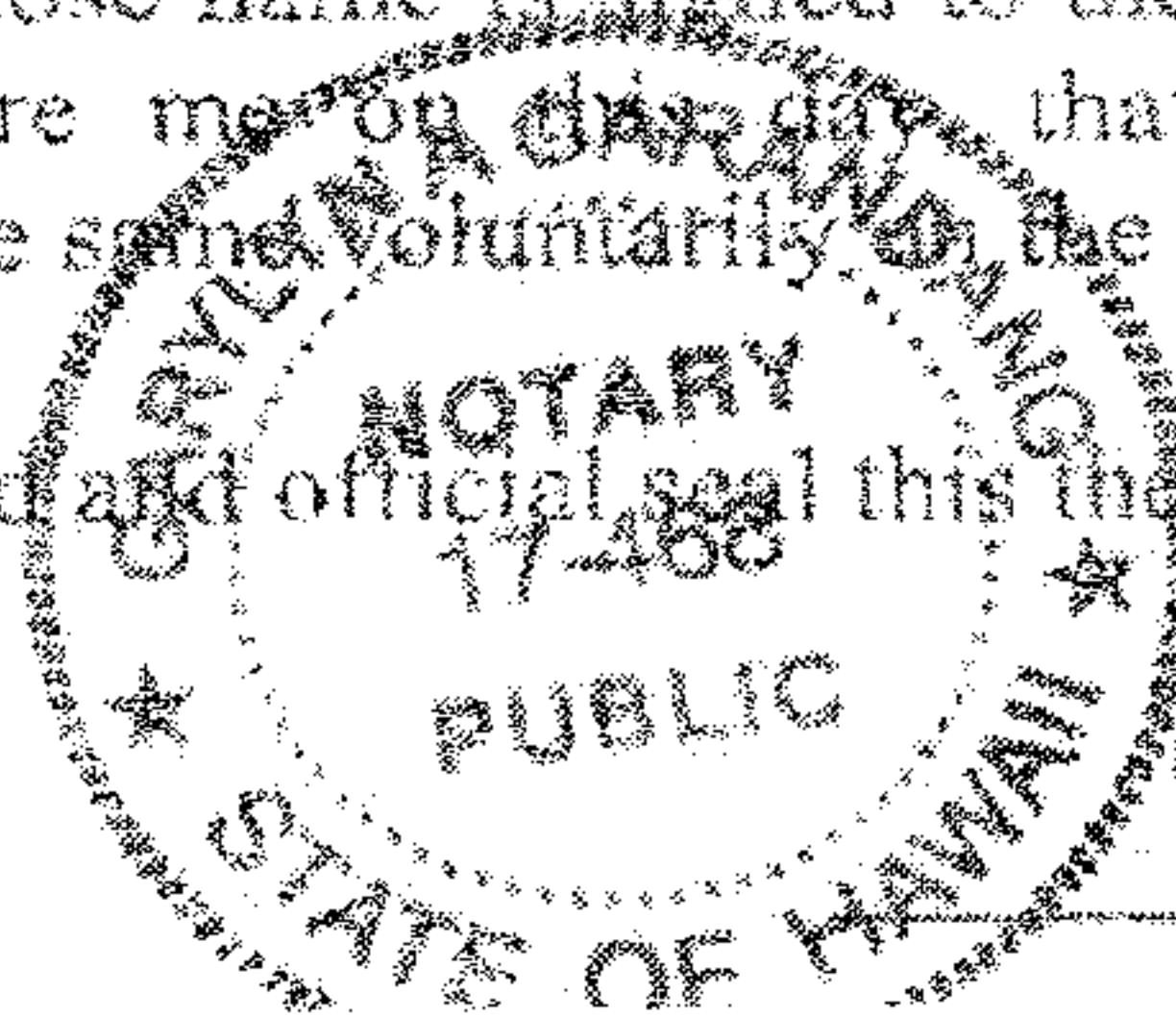
Linda Dolan

STATE OF Hawaii)
Oahu)
COUNTY OF Honolulu)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Linda Dolan, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 1st day of January, 2019, that being informed of the contents of the conveyance she, executed the same voluntarily on the day the same bears date.

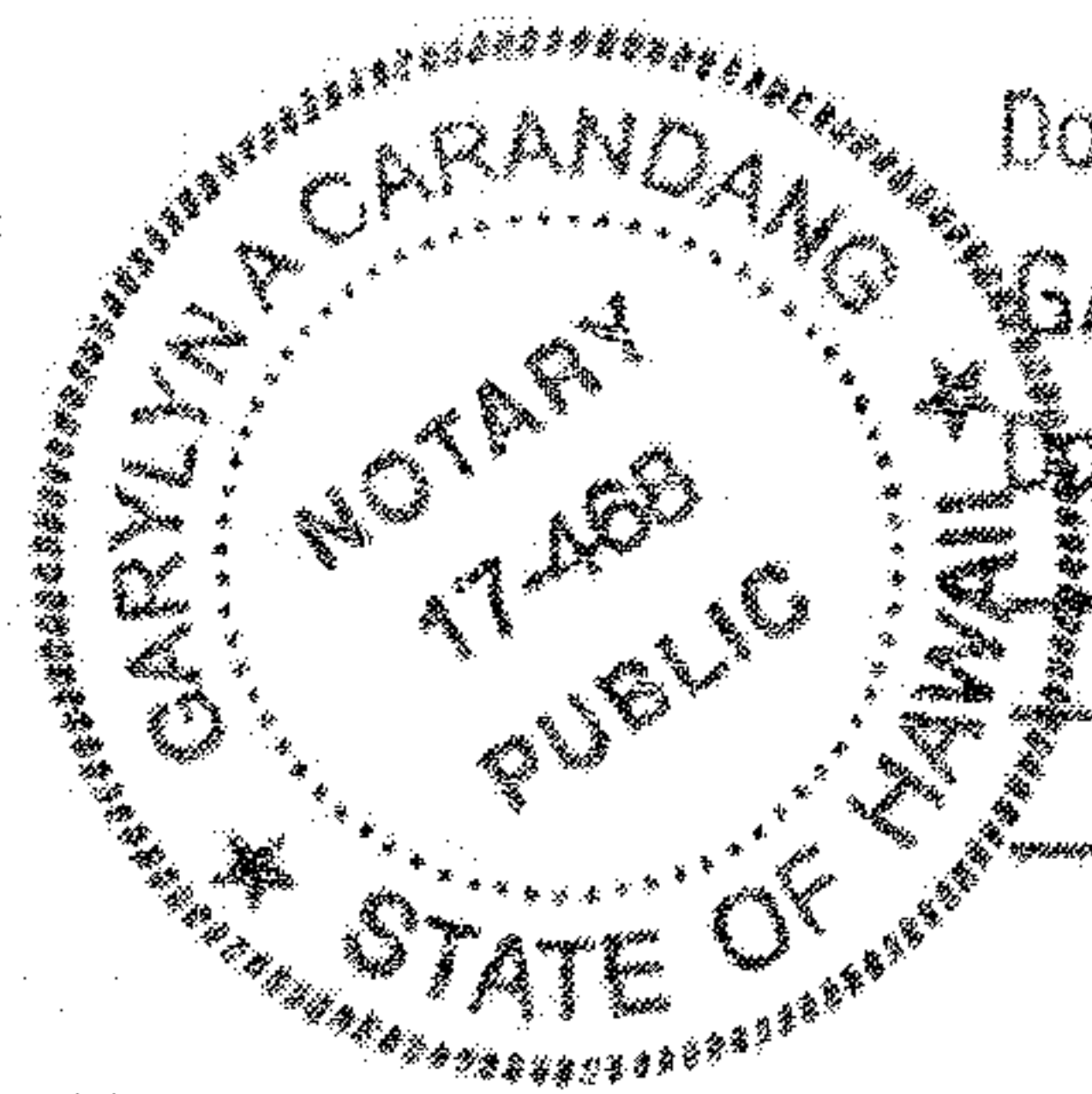
RL

Given under my hand and official seal this the 1st day of January, 2019



GARYLYN A. CARANDANG
Notary Public, State of Hawaii
My Commission Expires: 11/05/2021

*notary certification on reverse etc



Doc. Date: February 1, 2019 # Pages: 1

GARYLYN A CARANDANG First Circuit

Doc Description: Quit claim deed

[Handwritten Signature]
NOTARY SIGNATURE

2/1/19
DATE

NOTARY CERTIFICATION

Real Estate Sales Validation Form

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

Grantor's Name Linda Dolan
Mailing Address 142 Falling Waters Lane
Maylene, AL 35114

Grantee's Name Francis Nunez
Mailing Address 142 Falling Waters Lane
Maylene, AL 35114

Property Address 845 Barkley Drive
Alabaster, AL 35007

Date of Sale 02/01/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 108,000.00 / 2 = \$54,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2019 02:47:00 PM
\$75.00 CHERRY
20190204000036450

Leanne G. Ward

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
X Other Mother Deceased - Daughter QC her portion to Father

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 Leanne G. Ward

Unattested
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one