

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

Send Tax Notices To:

Jackqueline & John Mooney  
838 Navajo Trail  
Alabaster, AL 35007

STATE OF ALABAMA )  
COUNTY OF SHELBY )



20200806000337030 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
08/06/2020 02:42:23 PM FILED/CERT

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

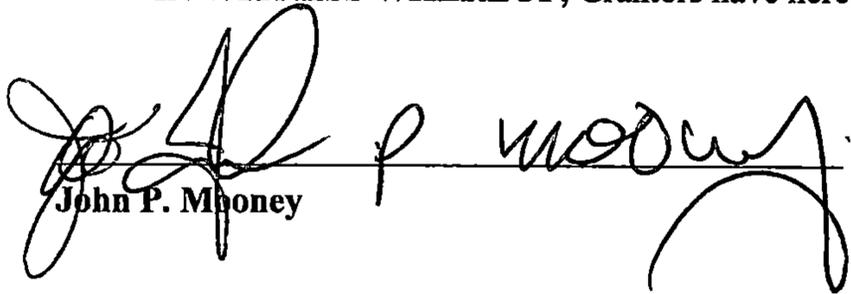
For and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned, John P. Mooney and Jackie C. Mooney, husband and wife, (hereinafter referred to as Grantors), in hand paid by John Mooney, Jr. and Jackqueline Mooney, husband and wife, (hereinafter referred to as Grantees), the receipt and sufficiency whereof are hereby acknowledged, Grantors do hereby release, quitclaim, and convey unto the said Grantees all rights, title, claim, and interest, if any, in that certain real estate situated in Shelby County, Alabama being more particularly described as:

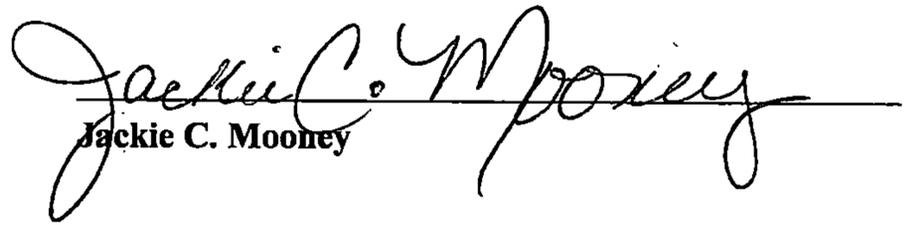
Lot 12, in Block 3, according to the Map of Navajo Hills, First Sector, as recorded in Map Book 5, Page 18, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed from David Michael Bradford, a married person, and Jennifer B. Hankins, an unmarried person, who are the sole heirs at law of Billy Joe Bradford, deceased, to John P. Mooney and Jackie C. Mooney, husband and wife, by Warranty Deed dated July 31, 2003, of record in Instrument Number 20030807000517340, Office of the Judge of Probate, Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto said Grantees, their heirs and assigns, forever.

**IN WITNESS WHEREOF**, Grantors have hereunto set her hand and seal on this the 24<sup>th</sup> day of July, 2020.

  
John P. Mooney

  
Jackie C. Mooney

\* Deed considering being fully paid by Mortgage from Grantees to Truist Bank filed simultaneously herewith.

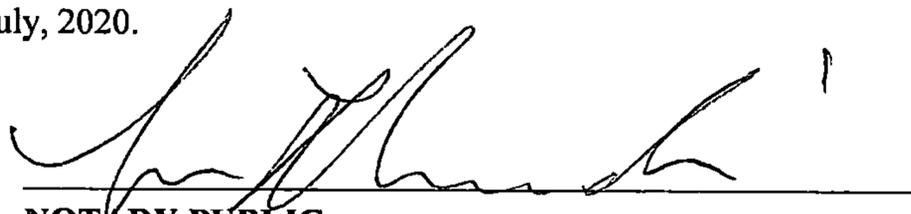
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STATE OF ALABA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Jackqueline C. Mooney and John P. Mooney, 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 24<sup>th</sup> day of July, 2020.

(SEAL)



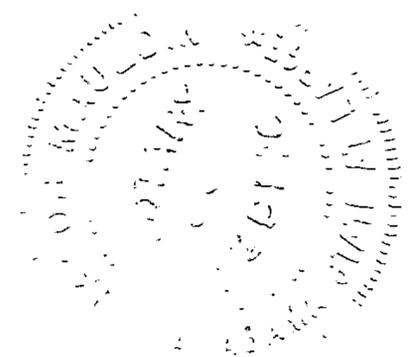
NOTARY PUBLIC

My Commission Expires:



20200806000337030 2/3 \$29.00  
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JACOB MAULDIN  
Notary Public, Alabama State At Large  
My Commission Expires July 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: Jackie C. Mooney and John P. Mooney	Grantee's Name: Jackqueline Mooney and John Mooney Jr.
Mailing Address: 838 Navajo Trail Alabaster, AL 35007	Mailing Address: 838 Navajo Trail Alabaster, AL 35007
Property Address: 838 Navajo Trail, Alabaster, AL 35007	Date of Sale: July 24, 2020
	Total Purchase Price: \$0.00
	or
	Actual Value: \$ _____
	or
	Assessor's Market Value: \$182,000

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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).

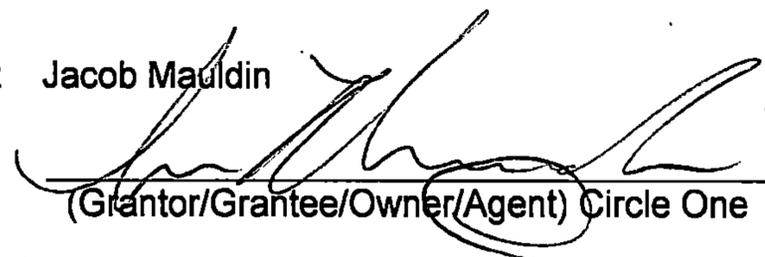
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 7/24/2020

\_\_\_\_ Unattested

\_\_\_\_\_  
(Verified by)

Print Jacob Mauldin

Sign   
(Grantor/Grantee/Owner/Agent) Circle One



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Form RT-1