

THIS INSTRUMENT PREPARED BY:

S. Kent Stewart
3595 Grandview Parkway, Suite 275
Birmingham, AL 35243

SENT TAX NOTICE TO:

Joshua A. Gunnin
P.O. Box 2028
Gardendale, AL 35071

QUIT CLAIM DEED

1/2 value = \$ 77,300.⁰⁰

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

THAT IN CONSIDERATION OF One and NO/100 (\$1.00) Dollar, to the undersigned Grantor in hand paid by the Grantee herein the receipt whereof is acknowledged, I, HEATHER GUNNIN, a married woman, herein referred to as Grantor, hereby release, quit-claim, grant, sell and convey unto JOSHUA A. GUNNIN, herein referred to as Grantee, all my right, title, interest and claim in and to the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 34, ACORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 2, AS RECORDED IN MAP BOOK 27, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Taxes for 2021 and subsequent years.**
- 2. Any and all Mortgages or liens or record.**
- 3. Easements, exceptions, reservations and restrictions of record, if any.**

Subject property is not the homestead of Grantor nor that of her spouse.

TO HAVE AND TO HOLD TO THE SAID to the said Grantee, forever.

IN witness whereof I have hereunto set my Hand and Seal this 29th day of January, 2021.



HEATHER GUNNIN

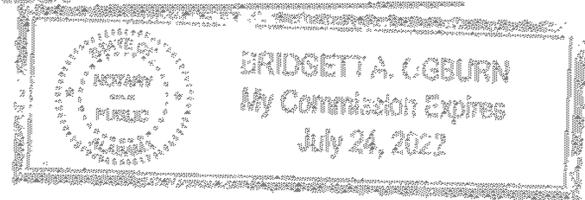
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said County and State, hereby certify that Heather Gunnin, 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 this Quit-Claim Deed, that she executed the same voluntarily on the day the same bears date.

Given under my Hand and Seal this 29th day of January, 2021.


NOTARY PUBLIC FOR ALABAMA
MY COMMISSION EXPIRES:



Real Estate Sales Validation Form

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

Grantor's Name	<u>HEATHER GUNNIN</u>	Grantee's Name	<u>JOSHUA A. GUNNIN</u>
Mailing Address	<u>249 Chastaine Circle</u> <u>Homewood, AL 35209</u>	Mailing Address	<u>PO Box 2028</u> <u>Gardendale, AL 35071</u>
Property Address	<u>187 Camden Cove Parkway</u> <u>Calera, AL 35040</u>	Date of Sale	<u>January 29, 2021</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 154,600.00 (1/2 value = \$77,300.00)</u>

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 Assessor's Market Value under Paralel
28-5-16-2-003-004.000

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 01-29-2021

Print Patrick Skyler Murphy

Unattested
(verified by)

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

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2021 09:01:51 AM
 \$105.50 JESSICA
 20210211000070780

Allen S. Bayl