

When Recorded Mail to:  
FIDELITY NATIONAL TITLE  
JENNIFER GANNON  
10200 SW GREENBURG ROAD, SUITE 110  
PORTLAND, OR 97223  
45142036899-10  
Prepared By:  
THOMAS H. CLAUNCH III, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
1703 PLATT PLACE  
MONTGOMERY, AL 36117

20210316000129100  
03/16/2021 08:24:14 AM  
QCDEED 1/3

Send Tax Message To:  
DUSTIN BUNN AND STEPHANIE BUNN  
1776 HIGHWAY 42  
CALERA, AL 35040

## QUITCLAIM DEED

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **DUSTIN LANE BUNN ALSO KNOWN AS DUSTIN BUNN, A MARRIED PERSON**, whose mailing address is 1776 HIGHWAY 42, CALERA, AL 35040, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **DUSTIN BUNN AND STEPHANIE BUNN, HUSBAND AND WIFE** whose mailing address is 1776 HIGHWAY 42, CALERA, AL 35040, in fee simple, the following described real estate, situated in County of SHELBY, State of ALABAMA to wit:

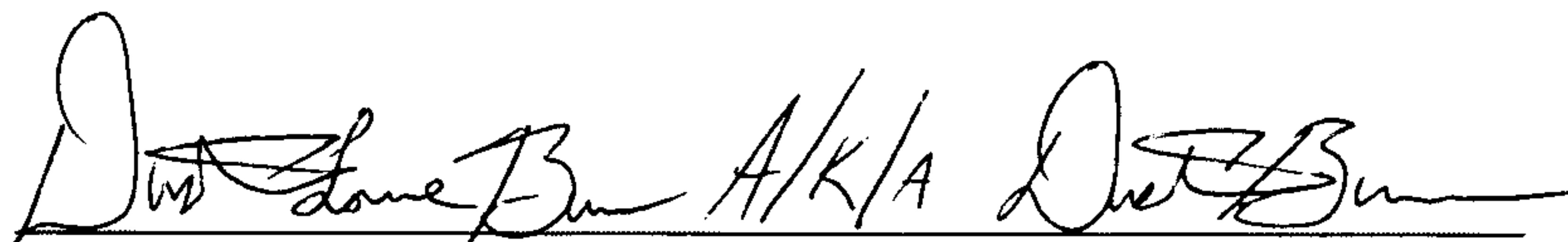
**BEGIN AT THE NW CORNER OF PARCEL #2, KNIGHT FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 16, PAGE 150. SHELBY COUNTY, ALABAMA, IN THE NE 114 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID PARCEL #2, A DISTANCE OF 300.00 FEET, THENCE TURNING AN ANGLE OF 110 DEGREES 16 MINUTES 32 SECONDS TO THE RIGHT, A DISTANCE OF 207.86 FEET; THENCE TURNING AN ANGLE OF 69 DEGREES 43 MINUTES 28 SECONDS TO THE RIGHT AND RUNNING PARALLEL TO NORTH LINE OF SAID PARCEL #2, A DISTANCE OF 225.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL #2; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL #2, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING. AND, ALSO, A 30" EASEMENT (BY PLOT) FOR INGRESS AND EGRESS WITH CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID PARCEL 112; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID PARCEL #2, A DISTANCE OF 273.71 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 11 DEGREES 08 MINUTES EAST, A DISTANCE OF 87.50 FEET; THENCE NORTH 01 DEGREE 20 MINUTES WEST, A DISTANCE OF 238.48 FEET; THENCE NORTH 61 DEGREES 06**

FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 11 DEGREES 08 MINUTES EAST, A DISTANCE OF 87.50 FEET; THENCE NORTH 01 DEGREE 20 MINUTES WEST, A DISTANCE OF 238.48 FEET; THENCE NORTH 61 DEGREES 06 MINUTES WEST, A DISTANCE OF 156.88 FEET; THENCE NORTH 19 DEGREES 55 MINUTES WEST, A DISTANCE OF 1223.7 FEET; THENCE NORTH 06 DEGREES 12 MINUTES EAST, A DISTANCE OF 223.06 FEET; THENCE NORTH 22 DEGREES 03 MINUTES WEST, A DISTANCE OF 197.51 FEET; THENCE NORTH 48 DEGREES 15 MINUTES EAST, A DISTANCE OF 155.67 FEET; THENCE NORTH 22 DEGREES 11 MINUTES EAST, A DISTANCE OF 30.00, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY HWY. 442 AND THE END OF SAID EASEMENT.

APN: 28 1 02 0 000 001.004

Property Address: 1776 HIGHWAY 42, CALERA, AL 35040

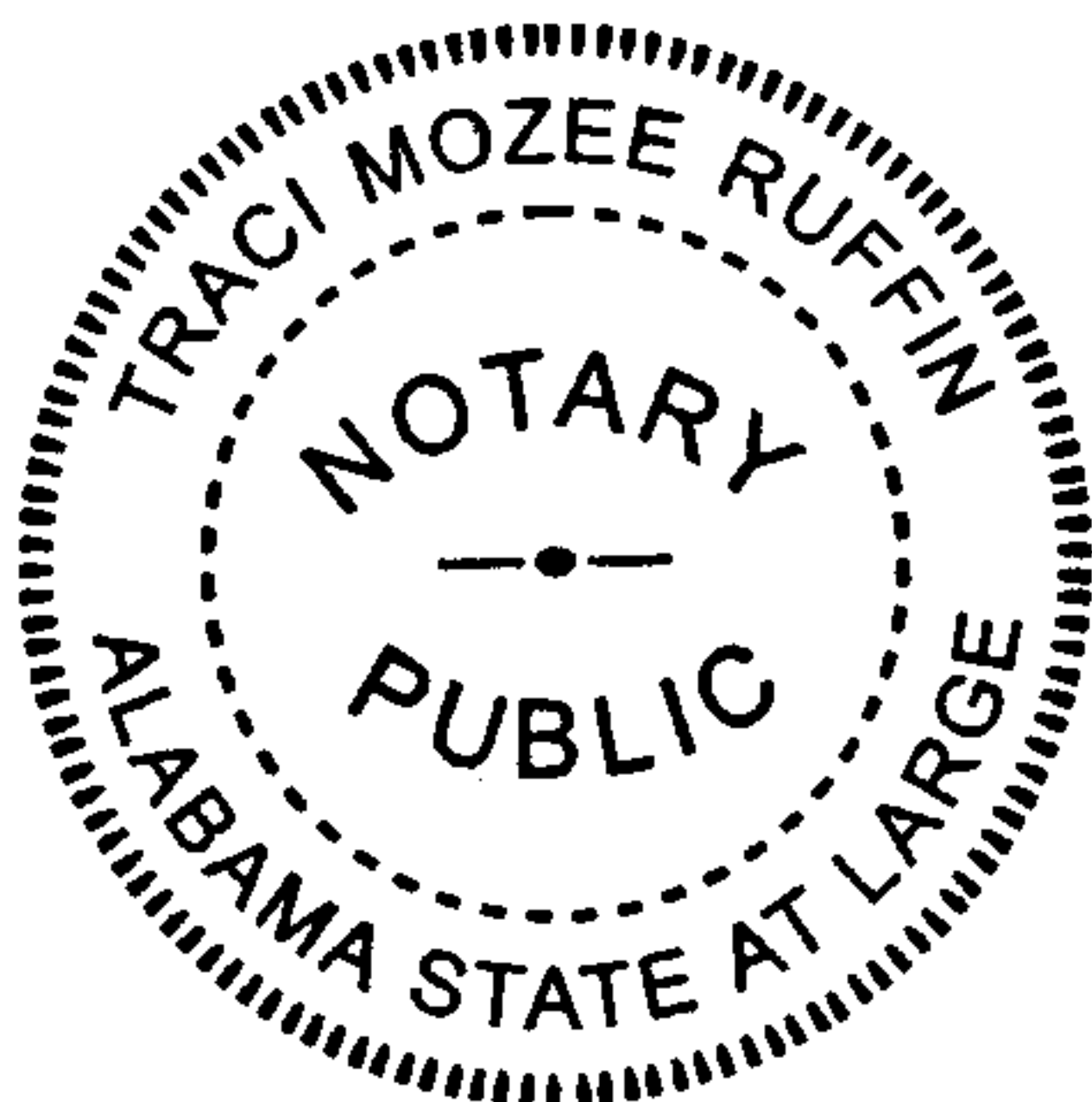
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

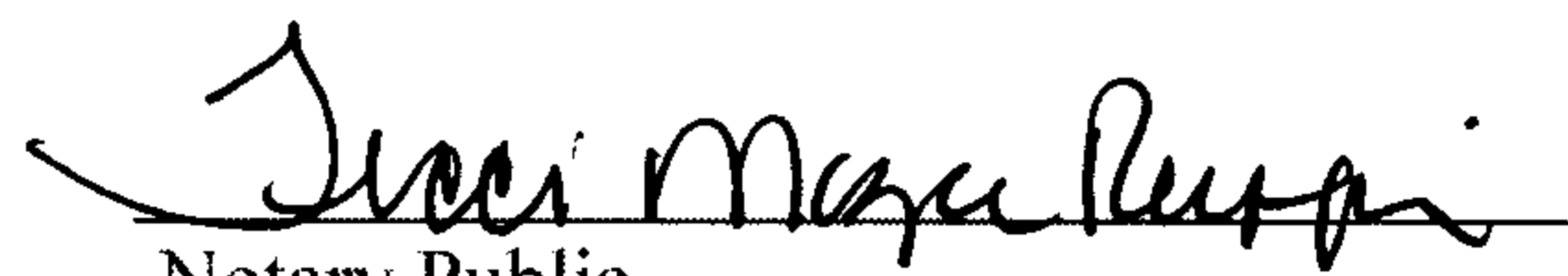
  
DUSTIN LANE BUNN A/K/A DUSTIN BUNN

STATE OF ALABAMA }  
COUNTY OF Shelby } SS.

I, Traci Mozee Ruffin, a Notary Public, hereby certify that **DUSTIN LANE BUNN A/K/A DUSTIN BUNN** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 17<sup>th</sup> day of February, 2021.



  
Notary Public

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Dustin Lane Bunn aka Dustin Bunn  
 Mailing Address 1776 HIGHWAY 42  
Calera, AL 35040

Grantee's Name Dustin Bunn and Stephanie Bunn  
 Mailing Address 1776 HIGHWAY 42  
Calera, AL 35040

Property Address 1776 HIGHWAY 42  
Calera, AL 35040

Date of Sale February 17, 2021  
 Total Purchase Price \$0.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County, Alabama, County  
 Clerk  
 Shelby County, AL  
 03/16/2021 08:24:14 AM  
 \$132.00 CHERRY  
 20210316000129100

*Allen S. Bayl*

or  
 Actual Value \$

or  
 Assessor's Market Value \$208,010.00 / 1/2 \$104,005.00

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 County website

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 2/25/2021

Print Dustin Bunn Deb Croucher

☐ Unattested

(verified by)

Sign

*Deb Croucher*  
 (Grantor/Grantee/Owner/Agent) circle one