

Commitment Number: 210164578  
Seller's Loan Number: 1401109246

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09 2 04 0 005 040.000**

---

**QUITCLAIM DEED**

**Gary E Ganus, Jr., grantor, a married man, whose mailing address is 4053 Grove Park Circle, Birmingham, AL 35242, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Gary E. Ganus, Jr. and Rena Shiver Ganus, Husband and Wife, as joint tenants, hereinafter grantees, whose tax mailing address is 4053 Grove Park Circle, Birmingham, AL 35242, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:**

**THE FOLLOWING DESCRIBED REAL ESTATE (THE "PROPERTY"), SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 1128, ACCORDING TO THE MAP OF HIGHLAND LAKES, 11TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 84 A, B, C & D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994- 07111 AND AMENDED IN INSTRUMENT #1996-17543 AND FURTHER AMENDED IN INST. #1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL**

**SUBDIVISION, 11TH SECTOR, RECORDED AS INSTRUMENT #2000-41316 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION"). MINERAL AND MINING RIGHTS EXCEPTED. COMMONLY KNOWN AS: 4053 GROVE PARK CIRCLE, BIRMINGHAM, AL 35242 TAX ID: 09 2 04 0 005 040.000**

**Property Address is: 4053 Grove Park Circle, Birmingham, AL 35242**

Prior instrument reference: **20030207000076870**

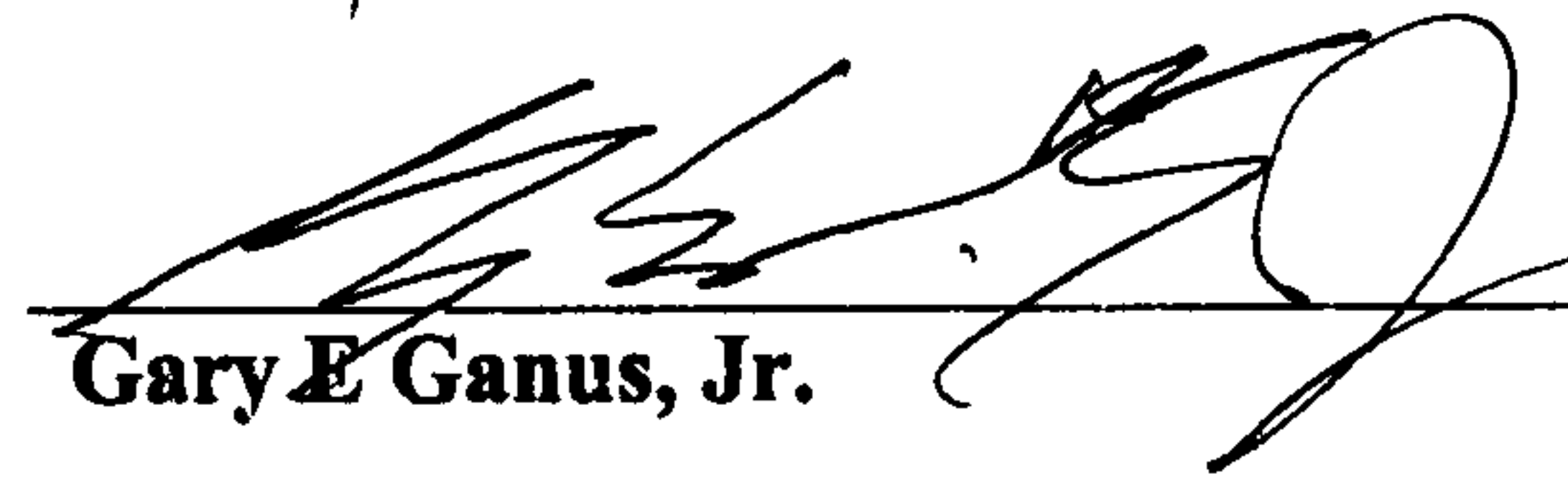
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 15, 2021:

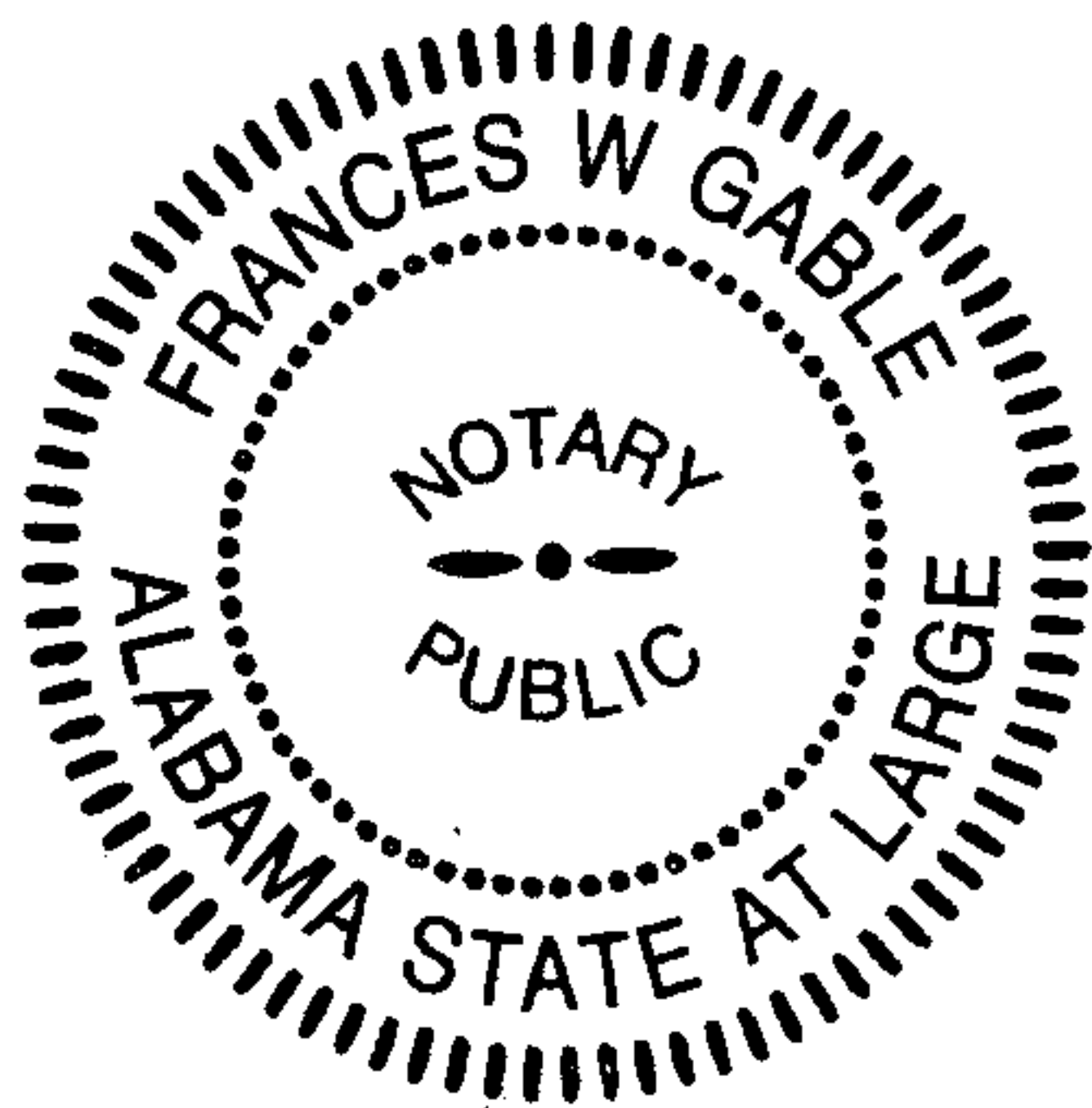
  
\_\_\_\_\_  
Gary E Ganus, Jr.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Gary E Ganus, Jr.** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 15th day of April, 2021

  
\_\_\_\_\_  
Notary Public



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

Grantor's Name GARY E. GANUS, JR  
Mailing Address 4053 GROVE PARK CIRCLE  
BIRMINGHAM, AL 35242

Grantee's Name GARY E. GANUS, JR. AND RENA SHIVER GANUS  
Mailing Address 4053 GROVE PARK CIRCLE  
BIRMINGHAM, AL 35242

Property Address 4053 GROVE PARK CIRCLE  
BIRMINGHAM, AL 35242

Date of Sale 04/15/2021  
Total Purchase Price \$ 0.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ FULL VALUE: \$432,900.00  
216,450.00 (HALF VAULE)

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  Appraisal  
 Sales Contract  Other  
 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 04/16/2021

Print JENNIFER DURKOS

Unattested

  
(verified by)

Sign   
(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  
04/27/2021 09:07:25 AM  
\$247.50 MISTI  
20210427000207250

*Alli S. Bezel*