

RECORDING REQUESTED BY:
Johnny Phillip Gunter



20210617000297100 1/5 \$96.00
Shelby Cnty Judge of Probate, AL
06/17/2021 03:22:53 PM FILED/CERT

INSTRUMENT PREPARED BY:
Barbara Ann Gunter
4421 So Shades Crest Road SE
Bessemer, Alabama 35022

(Above reserved for official use only)

RETURN DEED TO:
Johnny Phillip Gunter
4421 S Shades Crest Rd
Helena, Alabama 35022

SEND TAX STATEMENTS TO:
Barbara A Gunter
4421 So Shades Crest
Helena, Alabama 35022

Title Order # 20210201000052230

Tax Parcel ID/APN # 12 6 13 0 000
002.000

QUIT CLAIM DEED FOR ALABAMA

(Joint Tenants)

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED is made this day of June 17, 21 by and between the "Grantor,"

Barbara Ann Gunter, a married individual residing at 4421 So Shades Crest Road SE,
Bessemer, Alabama 35022

AND the "Grantees,"

Johnny Phillip Gunter, a married individual residing at 4421 S Shades Crest Rd, Helena,
Alabama 35022

Barbara Ann Gunter, a married individual residing at 4421 So Shades Crest, Helena,

Shelby County, AL 06/17/2021
State of Alabama
Deed Tax: \$62.00

Alabama 35022

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Shelby county, Alabama, subject to any restrictions herein:

Property Address: 4421 So Shades Crest Road SE, Helena, Alabama 35022

Legal Description: BEGIN NE COR NW1/4 NW1/4 E27.96 NW169.68 NE180.18 E12.5 TO POB PARCEL NUMBER 12 6 13 0 000 002.000

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]



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Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on June 17, 2021
(date).

Grantor (or authorized agent)

x Barbara Ann Gunter

Print Name: Barbara Ann Gunter

Spousal Acknowledgment:

I, _____ (name of Barbara Ann Gunter's spouse), residing at _____

_____, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/ _____

Grantee

x Johnny Phillip Gunter

Cash Pd \$1100



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NOTARY ACKNOWLEDGMENT

ALABAMA
COUNTY OF SHELBY

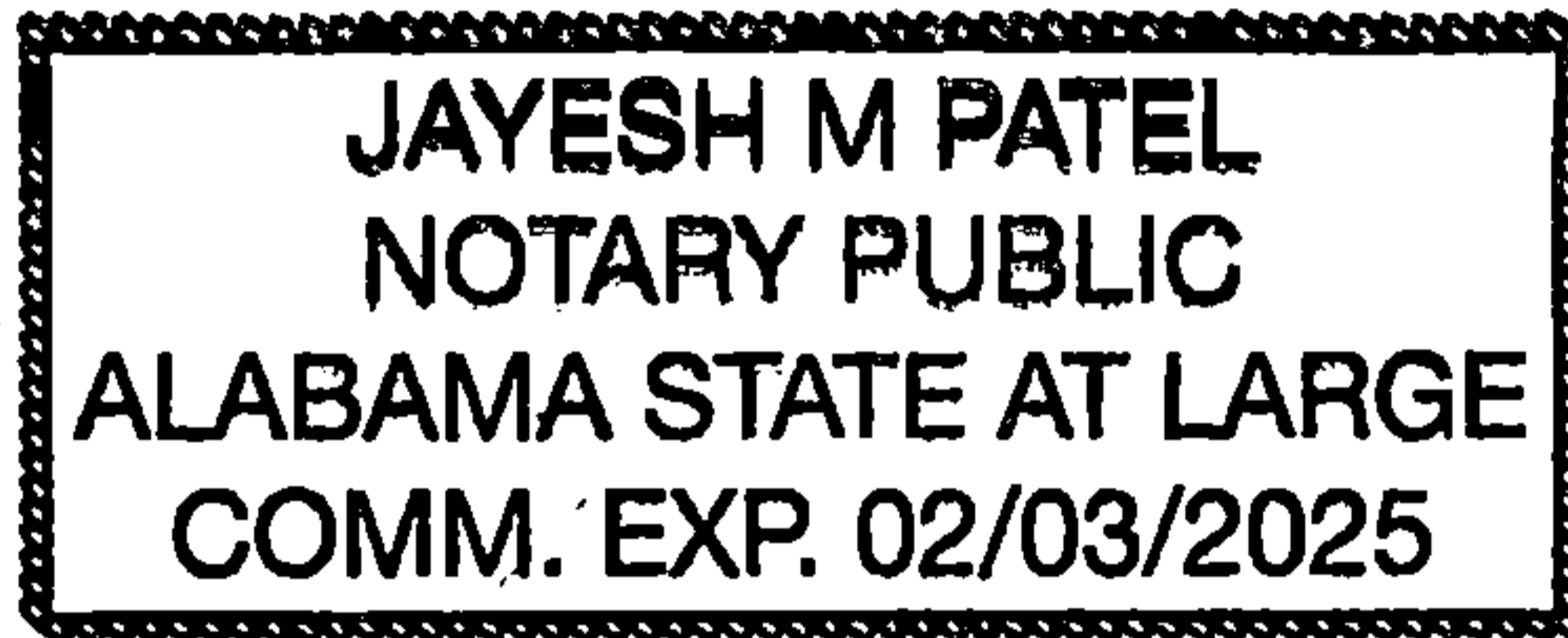
On June 17, 2021 before me, Jayesh M Patel, personally appeared **Barbara Ann Gunter and Barbara Ann Gunter's spouse** _____, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: Feb 3, 2025



Notary Public, Alabama



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Real Estate Sales Validation Form

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

Grantor's Name Barbara Ann Gunter
Mailing Address 4421 So Shades Crest
Helena, AL
35022

Grantee's Name Johnny P Gunter and
Mailing Address Barbara A Gunter
same

Property Address same

Date of Sale 6-17-2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 124,000

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax Property

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. One half value 62,000.00

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 6-17-21

Print Barbara A Gunter

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

