

20210806000382970  
08/06/2021 03:21:00 PM  
QCDEED 1/2

*This instrument was provided by:*  
**Mike Atchison**  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

*After recording, return to:*  
**Candice Bryant**  
8387 Hwy 47  
Shelby Av 35143

**STATE OF ALABAMA,  
SHELBY COUNTY**

## **QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **ONE DOLLARS AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Josh Bryant, a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Candice Bryant** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 2A, a resubdivide of Lot 2 of R & B Subdivision, as recorded in Map Book 40, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Also conveyed:**

**2018 Manufactured Home – built by Deerv Valley Homebuilders, Inc**

**Model: DVT-7204 Size: 80 X 45**

**VIN: SCDVAL1807424ABC**

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

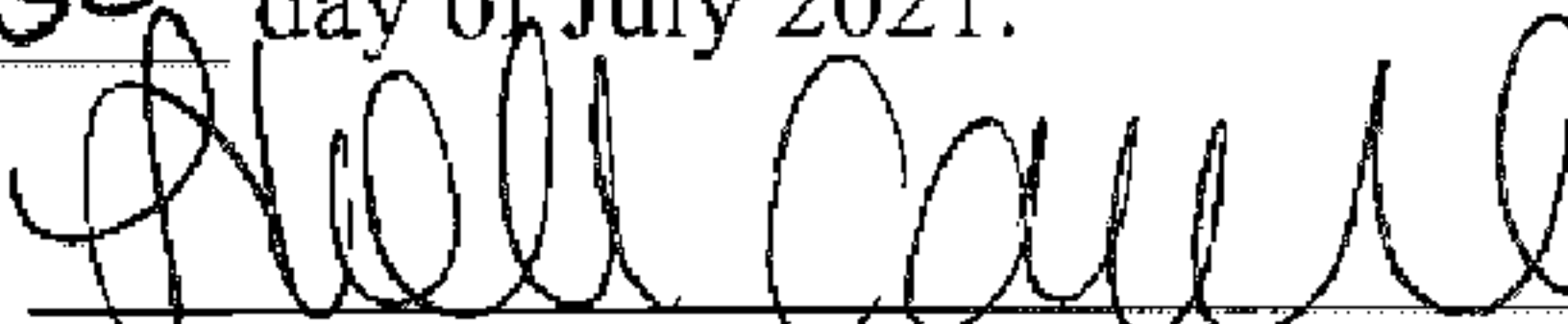
Given under my hand and seal, this 30 day of July 2021.

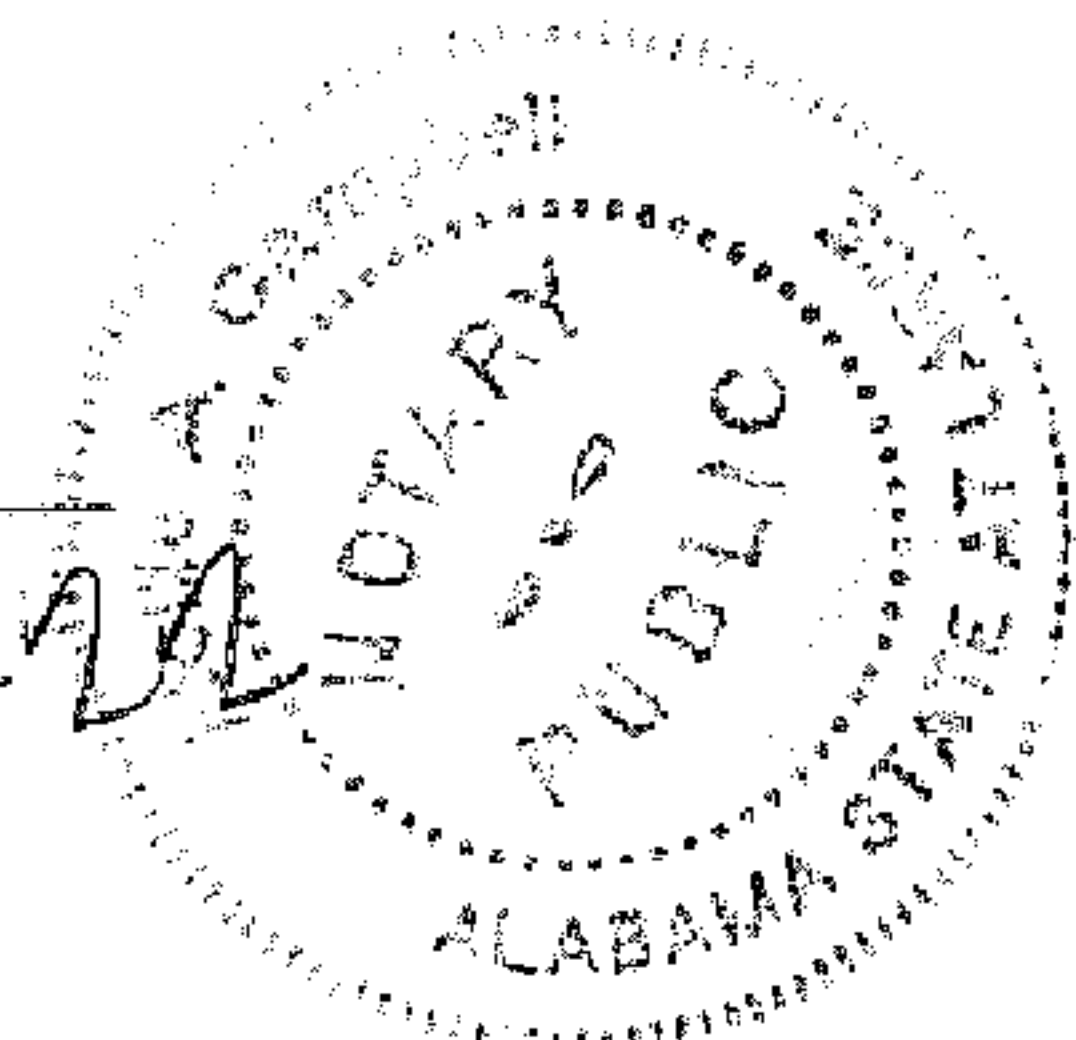
  
\_\_\_\_\_  
**Josh Bryant**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Josh Bryant** whose name(s) is/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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of July 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 4-30-22





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL 20210806000382970 08/06/2021 03:21:00 PM QCDEED 2/2  
08/06/2021 03:21:00 PM  
\$50.00 BRITTANI  
20210806000382970

*Alex S. Byrd*

### 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>Josh Bryant</u>                                      | Grantee's Name          | <u>Candice Bryant</u>                        |
| Mailing Address  | <u>un known</u><br><u>Shelby AL</u>                     | Mailing Address         | <u>8387 Hwy 47</u><br><u>Shelby AL 35143</u> |
| Property Address | <u>8387 Hwy 47</u><br><u>Shelby, AL</u><br><u>35143</u> | Date of Sale            | <u>7-30-21</u>                               |
|                  |                                                         | Total Purchase Price    | \$ _____                                     |
|                  |                                                         | or                      |                                              |
|                  |                                                         | Actual Value            | \$ _____                                     |
|                  |                                                         | or                      |                                              |
|                  |                                                         | Assessor's Market Value | \$ <u>25,000.00</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)

|                                            |                                                              |
|--------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other <u>per Divorce</u> |
| <input 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 7/30/21

Print Candice Bryant

Unattested

(verified by)

Sign Candice N. Bryant

(Grantor/Grantee/Owner/Agent) circle one