20210922000463830
09/22/2021 03:58:36 PM
QCDEED 1/6

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (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:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1853791

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-8-27-1-003-042.000

QUITCLAIM DEED
Exempt from Recordation Tax. Ala. Code Sec. 40-22-1 (b)(2)

Heather Brunson who acquired title as Heather McClure, married to **Brandon Brunson,** hereinafter grantor, whose tax-mailing address is **403 LAUREL WOODS TRCE, HELENA, AL 35080,** for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Heather Brunson, a married woman,** hereinafter grantee, whose tax mailing address is **403 LAUREL WOODS TRCE, HELENA, AL 35080**, the following real property in Shelby County, Alabama:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **20130306000092710** recorded on **03/06/2013**

Executed by the undersigned on August 10, 2021:

Heather Brunson
Heather Brunson

Brandon Brunson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Heather Brunson and Brandon Brunson** 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 10 day of August, 2021

Notary Public

KENNETHEE DUNNER
Notary Public
Alabama State at Large

My Commission Expires 07/12/2023

EXHIBIT A
(LEGAL DESCRIPTION)

Lot 42-A, according to a resurvey of Lots 42 and 43, Laurel Wood, as recorded in Map Book 18, Page 12, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Tax ID: 13-8-27-1-003-042.000

PROPERTY ADDRESS 403 LAUREL WOODS TRCE, HELENA, AL 35080

Real Estate Sales Validation Form

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

Grantor's Name	Heather Brunson who acquired title as Heather McClure	Grantee's Name	Heather Brunson, a married woman
Mailing Address	403 LAUREL WOODS TRCE, HELENA, AL 35080	Mailing Address	403 LAUREL WOODS TRCE, HELENA, AL 35080
Property Address	403 LAUREL WOODS TRCE, HELENA, AL 35080	Date of Sale	
		Total Purchase Price	
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$

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

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 8/10/21

Print Heather Brunson

_____ Unattested ____________________ (verified by)

Sign Heather Brunson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

ALABAMA DEPARTMENT OF REVENUE
INDIVIDUAL & CORPORATE TAX DIVISION
WITHHOLDING TAX SECTION
P.O. Box 327480 • Montgomery, AL 36132-7480
www.revenue.alabama.gov

Form NR-AF3
1/14

Seller's Certificate of Exemption

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)
Heather Brunson who acquired title as Heather McClure

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)*	SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*		
STREET ADDRESS 403 LAUREL WOODS TRCE, HELENA, AL 35080	CITY	STATE	ZIP

INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, *Code of Alabama 1975*. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

***For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

HB The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.

_____ The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.

_____ The seller or buyer is an agency or authority of the United States of America or the State of Alabama.

_____ The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.

_____ The seller or buyer is a private mortgage insurance company.

_____ The purchase price of the property is less than $300,000.00.

_____ The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.

_____ The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.

_____ The seller is an insurance company which pays to Alabama a tax on its premium income.

_____ The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.

_____ The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.

_____ The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

Heather Brunson 8/10/21
SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE) DATE

SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE) DATE

Sworn to and subscribed before me this
10 day of August, 2021
Kennethee Dunner Notary Public
My commission expires 7/12/2023

KENNETHEE DUNNER
Notary Public
Alabama State at Large

ALABAMA DEPARTMENT OF REVENUE
INDIVIDUAL & CORPORATE TAX DIVISION
WITHHOLDING TAX SECTION
P.O. Box 327480 • Montgomery, AL 36132-7480
www.revenue.alabama.gov

Form NR-AF1
6/13

Affidavit of Seller's Residence

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)
Heather Brunson who acquired title as Heather McClure

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)*

SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*

STREET ADDRESS
403 LAUREL WOODS TRCE, HELENA, AL 35080

CITY STATE ZIP

INSTRUCTIONS

This form is to be executed by the seller and furnished to the buyer to establish Alabama residency so that the proceeds of the sale of property are not subject to the withholding laws of this state (see Section 40-18-86, *Code of Alabama 1975*). Alabama residents include both individuals and business entities domiciled in Alabama. Business entities will be considered domiciled in Alabama if they are organized under Alabama law or they have their principal place of business in Alabama. Alabama residents are not subject to the withholding provisions of Alabama Code Section 40-18-86, and are not required to complete this form; however, a buyer may wish to have an Alabama resident complete this form as proof of residency for the buyer's records. In this case, the form should not be sent to the Alabama Department of Revenue, but should be retained by the buyer.

Sellers are not subject to withholding from the proceeds of a sale if either they are a resident of Alabama or they are deemed to be a resident of Alabama by virtue of the fact that they have filed Alabama tax returns in the preceding two years, do business or own property in Alabama, intend to file an Alabama tax return for the current year, and if they are a corporation or limited partnership, are registered to do business in Alabama.

The seller is to execute this affidavit by placing an initial in the blank preceding the statements which apply. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. For a transaction where a nonresident seller is a "deemed resident," the buyer should retain a copy of the affidavit and submit the original copy to the Alabama Department of Revenue, Individual and Corporate Tax Division, Withholding Tax Section, P.O. Box 327480, Montgomery, AL 36132-7480.

***For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

Seller is exempt from withholding on the sale of property because:

HB Seller is a resident of Alabama. (If this statement applies, do not submit a copy of this form to the Alabama Department of Revenue. The buyer should retain a copy of the affidavit as a record of the transaction.)

Seller is not a resident of Alabama, but is a "deemed resident" for purposes of withholding because ALL of the following apply:

_____ Seller is a nonresident who has filed Alabama tax returns or appropriate extensions have been received by the Department for the preceding two years; AND

_____ Seller is an established business in Alabama and will continue substantially the same business in Alabama after the sale OR the seller has real property in Alabama at the time of closing of equal or greater value than the withholding tax liability as measured by the 100% property tax assessment of such remaining property; AND

_____ Seller will report the sale on an Alabama income tax return for the current year and file by its due date with extensions; AND

_____ If seller is a corporation or limited partnership, seller is registered to do business in Alabama.

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

Heather Brunson 8/10/21
SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE) DATE

SIGNATURE (AND TITLE, IF APPLICABLE) DATE

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2021 03:58:36 PM
$39.00 CHARITY
20210922000463830

Allie S. Boyd

Sworn to and subscribed before me this
10 day of August 2021
Kennethee Dunner Notary Public
My commission expires 7/12/2023

KENNETHEE DUNNER
Notary Public
Alabama State at Large