



20211109000540800 1/3 \$128.00  
Shelby Cnty Judge of Probate, AL  
11/09/2021 08:06:03 AM FILED/CERT

Note: This quitclaim deed is being issued to release the interest in property Grantor derived from a foreclosure conducted by Grantor, and no opinion is expressed by the preparer as to title to the property interest released by this quitclaim deed.

This instrument prepared by:  
Heather A. Jamison  
Burr & Forman LLP  
420 N. 20<sup>th</sup> Street  
Suite 3400  
Birmingham, Alabama 35203

**TITLE NOT EXAMINED**  
**Send Tax Notice To:**  
Janine M. Burrell  
118 Cambrian Way  
Birmingham, AL 35242

**QUITCLAIM DEED**

**STATE OF ALABAMA )**

**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS,** That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CAMBRIAN WOOD CONDOMINIUM, INC.** ("GRANTOR"), does hereby remise, release, transfer, and quitclaim unto **JANINE M. BURRELL and ANDY SHIN** ("GRANTEES"), all of its right, title and interest, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY PARCEL: 10-1-02-0-993-081.063

LEGAL DESCRIPTION: Unit Number 118, of Cambrian Wood Condominium, as established by that certain Declaration of Condominium Ownership of Cambrian Wood Condominium as recorded in Miscellaneous Book 12, page 87; Consent to Condominium Miscellaneous Book 13, page 2; amended in Miscellaneous Book 13, page 344; amended in Miscellaneous Book 14, page 357 and further amended in Instrument 1997-39374, to which said Declaration of Condominium a plan is attached as Exhibit "B" thereto, and recorded in the Record Plat of Cambrian Wood Condominium, in Map Book 6, page 62, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Cambrian Wood Condominium Inc, are attached as Exhibit "D" thereto, together with an undivided interest in the common elements as set forth in said Declaration as amended.

ADDRESS: 118 Cambrian Way, Birmingham, Alabama 35242

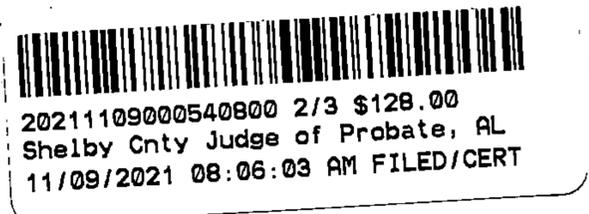
(the "Property").

This deed is delivered **WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO;**

**TO HAVE AND TO HOLD UNTO SAID GRANTEES, THEIR SUCCESSORS AND ASSIGNS, FOREVER.**

Shelby County, AL 11/09/2021  
State of Alabama  
Deed Tax: \$100.00

Given under my hand and seal, this 29 day of ~~July~~ <sup>September</sup>, 2021. ~~2021~~ <sup>2021</sup> ~~VSA~~ <sup>VSA</sup>



CAMBRIAN WOOD CONDOMINIUM, INC.

By: [Signature]  
Its: HOA PRESIDENT

STATE OF ALABAMA )

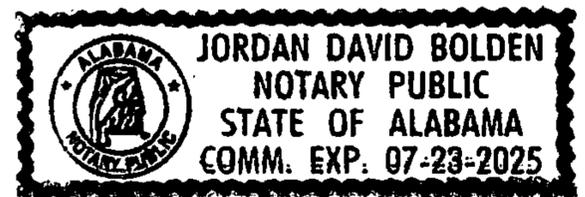
SHELBY COUNTY )

I, Jordan Bolden, a Notary Public in and for said County, in said State, hereby certify that Kathy Atwater, whose name as President for Cambrian Wood Condominium, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he/she as such President and with fully authority, executed the same voluntarily for and as the act of Cambrian Wood Condominium, Inc..

Given under my hand and seal this 29 day of ~~July~~ <sup>September</sup>, 2021. ~~2021~~ <sup>2021</sup> ~~VSA~~ <sup>VSA</sup>

[Signature]  
Notary Public  
My commission expires: 07-23-2025

[SEAL]



Real Estate Sales Validation Form

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

Grantor's Name Centra Wood Land Co Inc  
Mailing Address C/O Southern Property  
2120 16th Avenue South  
Birmingham AL 35205

Grantee's Name Janine Burrell  
Mailing Address 119 Centra Way  
Birmingham, AL 35242

Property Address 119 Centra Way  
Birmingham AL  
35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 100,000

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

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 11/9/2021

Print Janine Burrell  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Shelby Cnty Judge of Probate, AL  
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