

This instrument was prepared by:
Mary L. Gifford, Attorney at Law
142 Stratford Circle
Pelham, AL 35124

Send Tax Notice To:
Robin R. Hussey
336 8th Street SW
Abaster, AL 35007-94321



20211220000599920 1/2 \$183.00
Shelby Cnty Judge of Probate, AL
12/20/2021 01:33:35 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

SALES PRICE \$10.00

QUIT CLAIM DEED

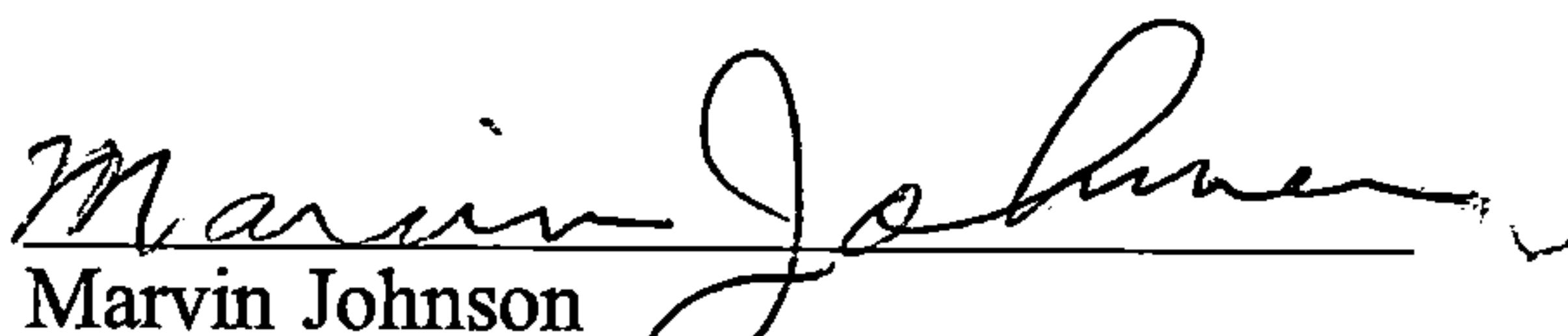
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, Marvin Johnson and wife, Brenda Johnson, do hereby release, quit claim, grant, sell, and convey any interest I have in this property to Robin R. Hussey the real estate situated in Shelby County, Alabama to-wit:

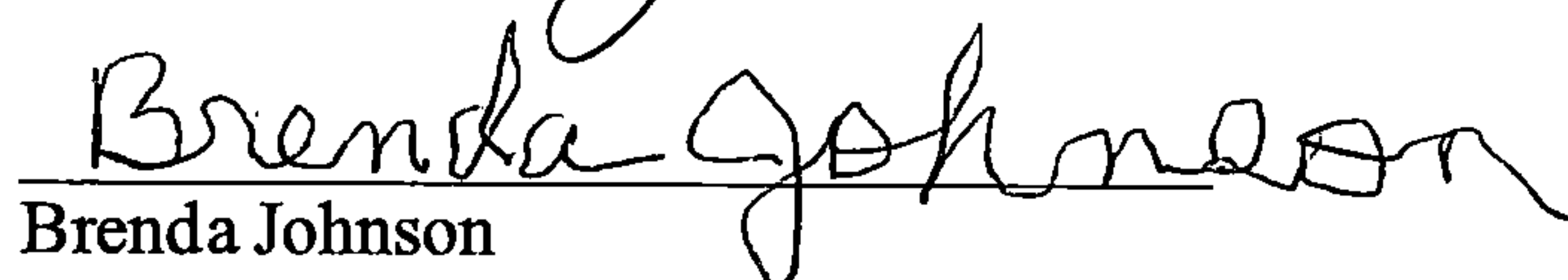
Lot 1-C, Resurvey of Lots 12 and 13, Block 1 of K. B. Nickerson's Survey on Helena Road, as recorded in Map Book 6, page 148, in the Probate Office of Shelby County, Alabama, situated in the Town of Alabaster, Shelby County, Alabama.

- Subject to:
- (1) Ad valorem taxes for the year 2021 and all subsequent years, not yet due and payable
 - (2) Mineral and/or mining rights not owned by Seller
 - (3) Existing easements, restrictions and covenants, set-back lines and privileges of way, if any, of record.

TO HAVE AND TO HOLD, to said Grantee the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, the said Marvin Johnson and Brenda Johnson hereto set their signatures and seals this the 14th day of December, 2021


Marvin Johnson


Brenda Johnson

STATE OF ALABAMA

COUNTY OF SHELBY

I, Mary L. Gifford, a Notary Public in and for said County in said State, hereby certify that Marvin Johnson and Brenda Johnson, whose names are signed to the foregoing conveyance, and who are known to me, or have proved their identities by clear and convincing evidence, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of December, 2021.


Notary Public: Mary L. Gifford
My Commission Expires: 1/3/2022

Real Estate Sales Validation Form

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

Grantor's Name

Marvin + Brenda Johnson

Grantee's Name

Robin Hussey

Mailing Address

33684 St. S.W.
Alabaster AL 35007

Mailing Address

224 Kensington Ln.
Alabaster AL 35007

Property Address

Same

Date of Sale

12/14/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

\$157,960

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

12/20/21

Print

Robin Hussey

Sign

Robin Hussey

(Grantor/Grantee/Owner/Agent) circle one

Unattested

d by)



20211220000599920 2/2 \$183.00
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Form RT-1