20220106000006340 1/1 $33.50
Shelby Cnty Judge of Probate, AL
01/06/2022 08:23:53 AM FILED/CERT

Send tax notice to:

Susan Hunker
5131 Colonial Park Road
Birmingham AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A2
Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

QUIT CLAIM/REDEMPTION DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand Two Hundred Two and 88/100 ($11,202,88), and other good and valuable consideration, in hand paid to the undersigned **Trippe Properties, LLC**, a limited liability company, whose address is: 9539 Pkwy E., Ste. A, Bham, AL 35215, hereinafter referred to as the "Grantor") by **Susan Hunker, sole surviving heir of Walter Hunker, deceased,** whose address is: 5131 Colonial Park Road, Birmingham, Alabama 35242, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all of its rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13-A, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

Parcel No. 10-1-12-0-001-001.015

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

The purpose of this Quit Claim Deed is to clarify title and to convey any interest Trippe Properties, LLC may have obtained from that certain assignment of Certificate issued by the State of Alabama pursuant to the tax sale of subject property.

TO HAVE AND TO HOLD unto the Grantee, her successors and assigns forever.

IN WITNESS WHEREOF, Brian Trippe, Member of Trippe Properties, LLC, has hereunto set my hand and seal on this the 29 day of December, 2021.

Trippe Properties, LLC

By: _____
Brian Trippe, Authorized Agent

STATE OF ALABABA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Trippe, whose name as Authorized Agent of Trippe Properties, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as such authorized agent and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 29 day of December, 2021.

[NOTARIAL SEAL] DAWN RASCO NOTARY PUBLIC ALABAMA STATE AT LARGE

_____
Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/24/2022

Shelby County, AL 01/06/2022
State of Alabama
Deed Tax:$11.50