

This instrument was prepared by:
Deborah A. Gregory
CRITTENDEN PARTNERS, P.C.
Independence Plaza, Suite 305
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Kathleen Dunn
1013 Williams Trace
Birmingham, AL 35242

STATE OF ALABAMA)
JEFFERSON COUNTY) **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT PURSUANT TO THE AGREEMENT OF THE PARTIES executed on or about January 19, 2022 and for consideration stated therein, I or we, **Evans Johnson Dunn**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kathleen Dunn**, a married woman (herein referred to as Grantee, whether one or more), all rights, title, interest and claim on or to the following described real estate, situated in Jefferson County, Alabama:

Lot 1608 according to the Survey of Brook Highland, 16th Sector, Phase II, as Eddleman Community, as recorded in Map Book 28, Page 16, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, encumbrances restrictions and rights of way of record.

This conveyance is given pursuant to the Settlement Agreement made part of the matter pending in the Circuit Court of Shelby County, Alabama, Case Number: DR-2022-900007.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs forever.

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.


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21 day of January, 2022.


Evans Johnson Dunn

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Evans Johnson Dunn**, whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of January, 2022.


NOTARY PUBLIC
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name EVANS DUNN
Mailing Address 1013 Williams Trace
Bham AL 35242

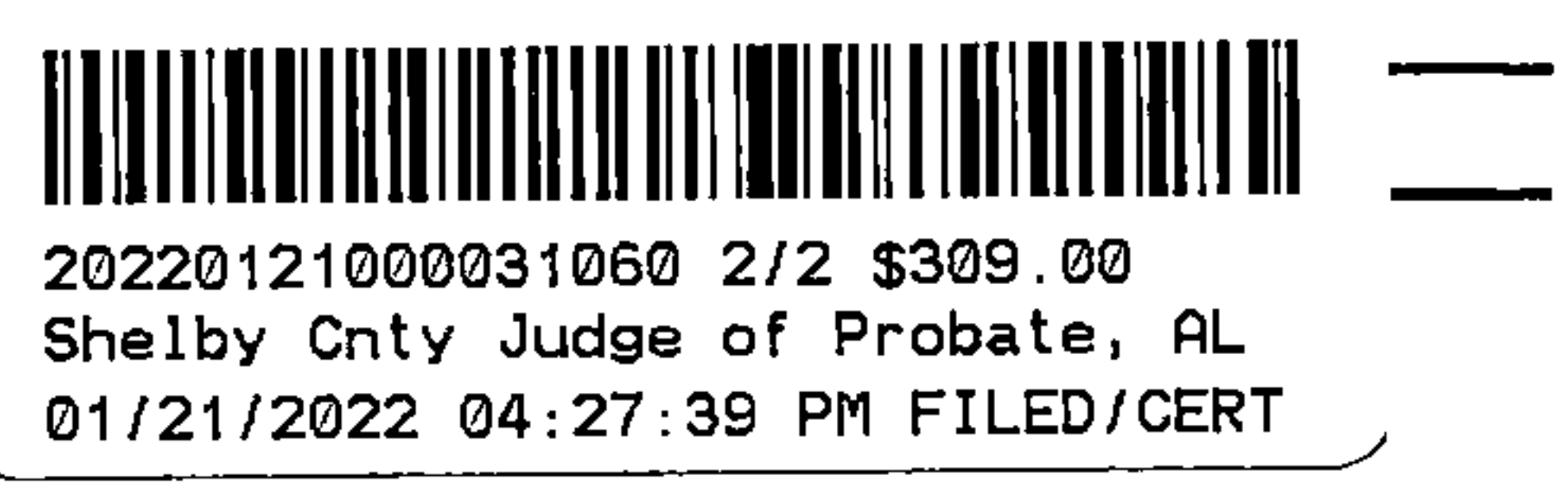
Grantee's Name Kathleen Dunn
Mailing Address 1013 Williams Trace
Bham AL 35242

Property Address 1013 Williams Trace
Bham AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 567,800



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 1/2 value.
283,900

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 1-21-22

Print Kathleen Dunn

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)