



20220215000065150 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/15/2022 08:45:17 AM FILED/CERT

Return to: Orange Coast Lender Services, 1000 Commerce Drive, Suite 520, Pittsburgh, PA
15275

Reference Number: 735885

Mail Tax Statements to:

Larry Durell Fuqua and Ashley Fuqua, 3520 Stonecreek Place, Helena, AL 35080

Exempt pursuant to Section 40-22-1(b)(2)

STATE OF ALABAMA
COUNTY OF Shelby

QUITCLAIM DEED

LARRY DURELL FUQUA erroneously of record as LARRY DURRELL FUQUA and
ASHLEY FUQUA, a married couple, whose mailing address is 3520 Stonecreek Place, Helena,
AL 35080, hereinafter referred to as "Grantor"

and

LARRY DURELL FUQUA and ASHLEY FUQUA, a married couple, whose mailing address is
3520 Stonecreek Place, Helena, AL 35080, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and
00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency
which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee
all of their right, title and interest in and to the following described tract or parcel of land, located
in the County of Shelby, State of Alabama:

Lot 1721 according to the survey of Old Cahaba IV, 2nd Addition, Phase 6 as recorded as
recorded in Plat Book 34 at Page 67 in the Office of the Judge of Probate of Shelby County,
Alabama.

Being the same property conveyed to Larry Durrell Fuqua and Ashley Fuqua, with joint tenants
with rights of survivorship, for and during their joint lives, and upon the death of either of them,
then to the survivor of them, by Deed dated August 16, 2019 and recorded August 20, 2019, in
Instrument No. 20190820000305710, in the Office of the Judge of Probate of Shelby County,
State of Alabama.



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This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 2 day of Feb., 2022.

Larry Durrell Fuqua erroneously of record as Larry Durrell Fuqua
LARRY DURELL FUQUA erroneously of
record as LARRY DURRELL FUQUA

STATE OF ALABAMA

COUNTY OF Shelby

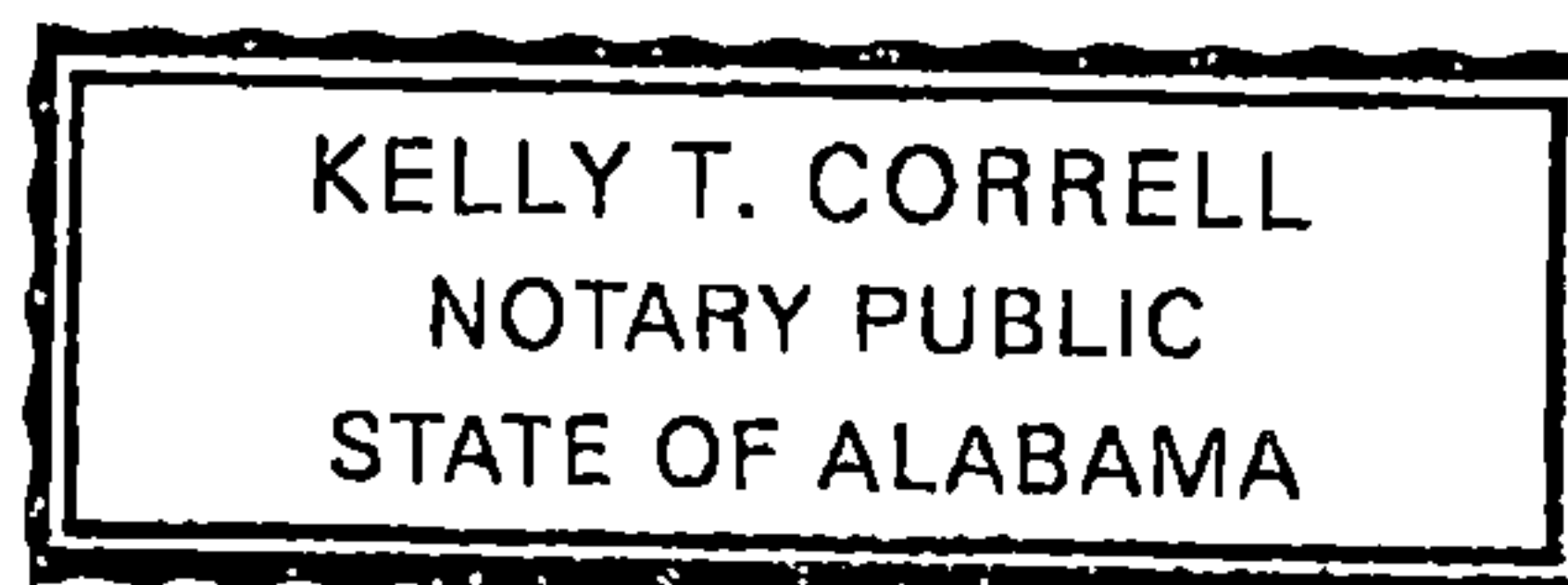
Kelly T. Correll
I, the undersigned Notary Public in and for said County and State, hereby certify that LARRY DURELL FUQUA erroneously of record as LARRY DURRELL FUQUA, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 2 day of February, 2022

Kelly T. Correll
Notary Public

Kelly T. Correll
Print Name

My Commission expires: 9-15-24





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IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 4 day
of February, 2022.

Ashley Fuqua
ASHLEY FUQUA

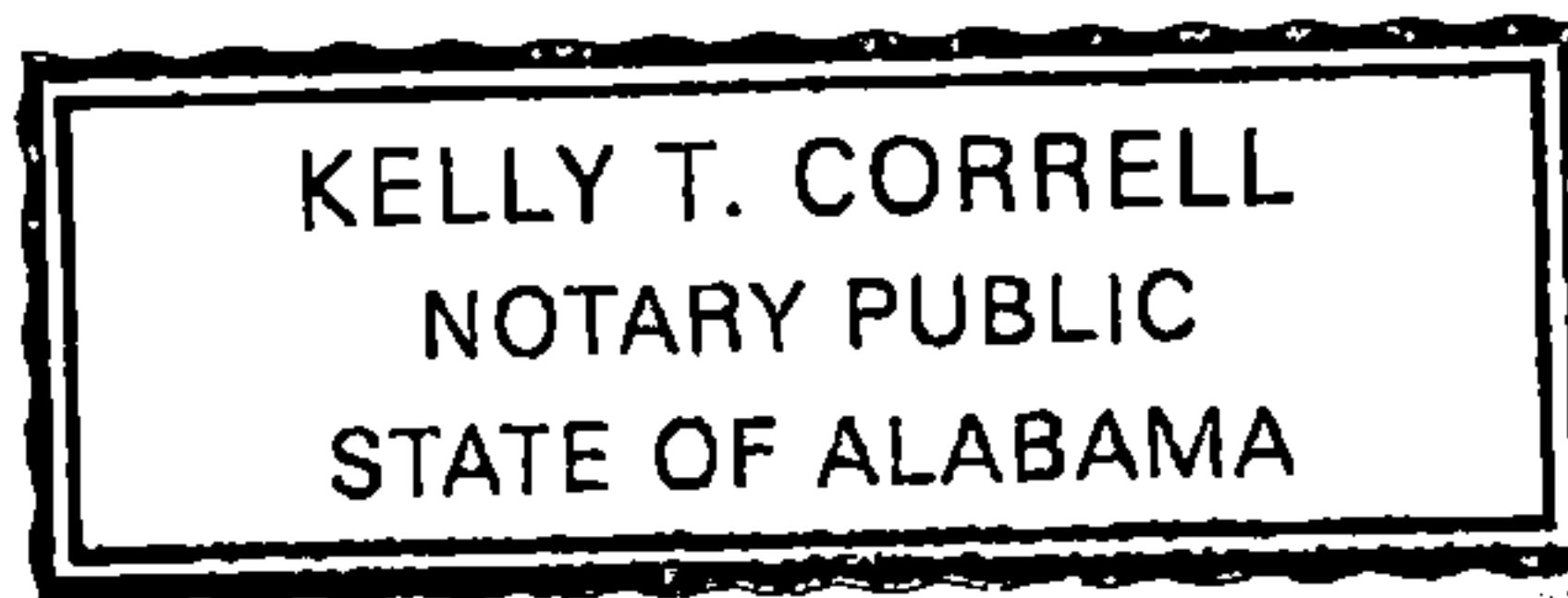
STATE OF ALABAMA
COUNTY OF Shelby
Kelly T. Correll

I, the undersigned Notary Public in and for said County and State, hereby certify that ASHLEY
FUQUA, whose name 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 instrument,
he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 2 day of
February, 2022.

Kelly T. Correll
Notary Public

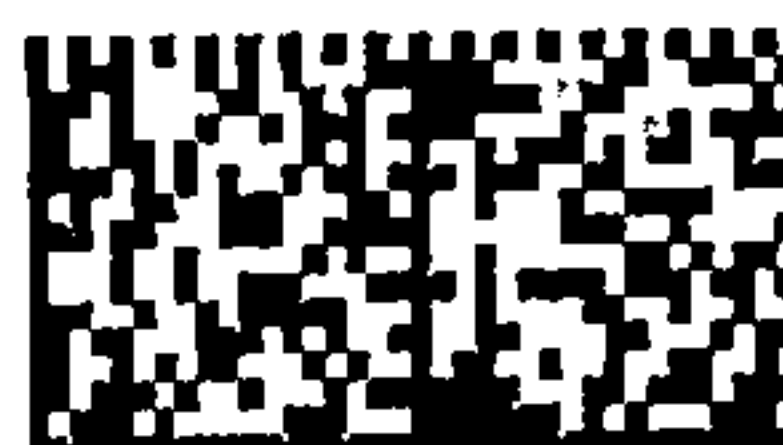
Kelly T. Correll
Print Name
My Commission expires: 9-15-24



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Larry Durell Fuqua and Ashley Fuqua, 3520 Stonecreek Place, Helena, AL 35080

Grantee's address:
Larry Durell Fuqua and Ashley Fuqua, 3520 Stonecreek Place, 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 Larry Durrell Fuqua
XXXXXX XXXX and ASHLEY FUQUA
 Mailing Address 3520 Stonecreek Place
Helena, AL 35080

Grantee's Name LARRY DURELL FUQUA and ASHLEY FUQUA
 Mailing Address 3520 Stonecreek Place

Property Address 3520 Stonecreek Place
Helena, AL 35080

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 191,000.00



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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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

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 2/2/22

Print Larry Durrell Fuqua

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Order #735885

Exhibit A Legal Description

All that property situate in the County of Shelby, State of Alabama, described as follows:

Lot 1721 according to the survey of Old Cahaba IV, 2nd Addition, Phase 6 as recorded as recorded in Plat Book 34 at Page 67 in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed to Larry Durrell Fuqua and Ashley Fuqua, with joint tenants with rights of survivorship, for and during their joint lives, and upon the death of either of them, then to the survivor of them, by Barry S. Sundman and Wendy G. Sundman, married, in Warranty Deed dated 08/16/2019, recorded 08/20/2019, in Instrument No. 20190820000305710, in the County of Shelby and State of Alabama.

More commonly known as : 3520 Stonecreek Place, Helena, AL 35080

Parcel/Tax ID: 13 4 20 3 004 011.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl