

This Instrument Was Prepared By:
Phillip Bahakel, Attorney at Law
2166 Pelham Parkway
Pelham, Alabama 35124

Send Tax Notice to:
Candyce Ashley Norris
207 Bonnieville Drive
Calera, AL 35040

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA QUIT CLAIM DEED
COUNTY OF SHELBY 72071579-8191405

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt of which is hereby acknowledged, the undersigned, DANIEL WAYNE RUSK, a single man (hereinafter called the Grantor), hereby releases, quitclaims, grants, sells, and conveys to CANDYCE ASHLEY NORRIS, a single woman (hereinafter called the Grantee), all of his right, title, interest and claim in or to the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 15, according to the Map of Ridgecrest Subdivision, Phase One, Sector One, as recorded in Map Book 39, Page 13, in the Probate Office of Shelby County, Alabama.

Property Address: 207 Bonnieville Drive Calera, AL 35040

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

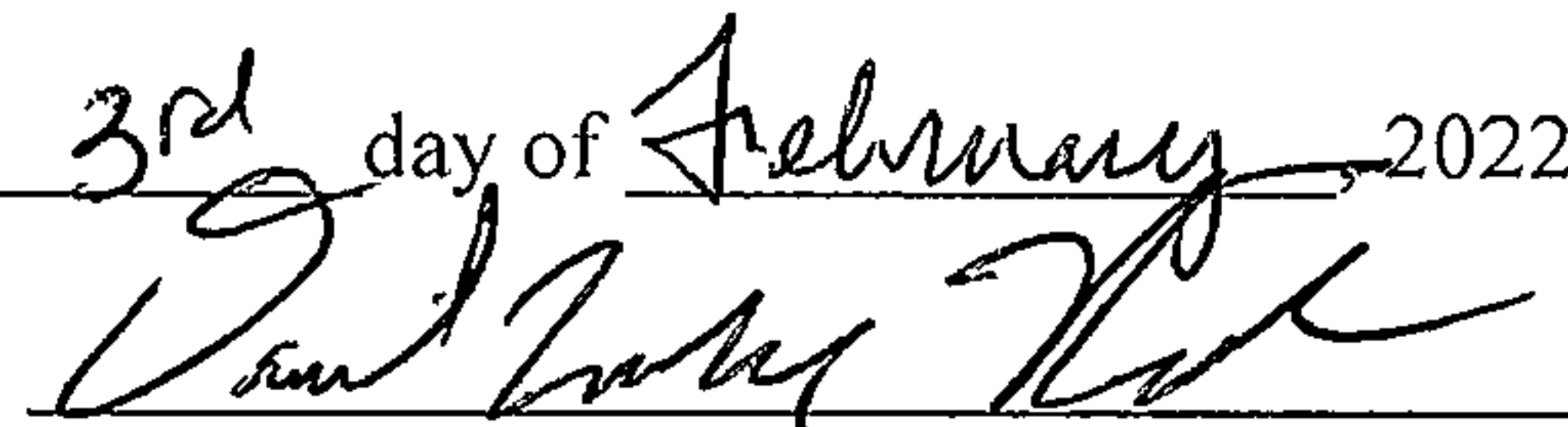
SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

THIS deed is given pursuant to the terms of that certain Final Judgment of Divorce entered between the parties as to this real property pursuant to their action for divorce on _____, 2022, in the Circuit Court of Shelby County, Alabama, Case Number: DR-2022-900037.00.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 3rd day of February, 2022.



DANIEL WAYNE RUSK, GRANTOR

STATE OF ALABAMA)

)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Donna Beaulieu, a Notary Public in the State of Alabama at Large, hereby certify that **DANIEL WAYNE RUSK**, 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 3rd day of February, 2022.

Donna Beaulieu
Notary Public
My Commission expires 1/16/24

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name and Mailing Address:

Daniel Rusk
127 Hand Rd Falkville, AL
35622
 Property Address:
207 Bonnieville Dr
Calera, AL 35040

Grantee's Name Mailing Address:

Candyce Rusk
207 Bonnieville Dr
Calera AL 35040
 Date of Sale: 2-3-2022
 Total Purchase Price \$ 20,000.00

or
 Actual Value: \$ _____

or

Assessor's Market Value \$ _____

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).

2/3/22
 Date

☐ Unattested
☐ Filed and Recorded (verified by)

Official Public Records

Judge of Probate, Shelby County Alabama, County
 Clerk

Shelby County, AL

06/06/2022 08:45:13 AM

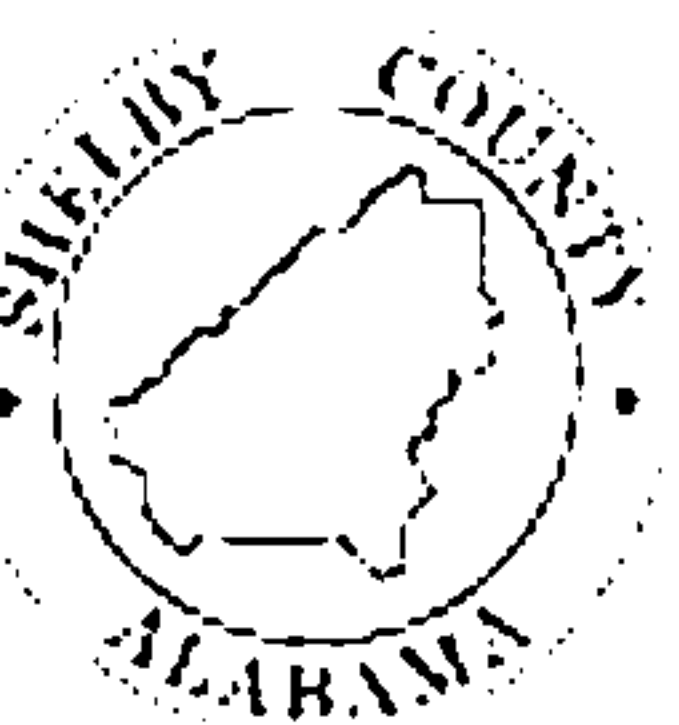
\$48.00 JOANN

20220606000224950

Candyce Rusk
 Print

Candyce Rusk
 Sign

(Grantor/Grantee/Owner/Agent) circle one



Allen S. Bayl