



20220613000235240 1/3 \$148.00  
Shelby Cnty Judge of Probate, AL  
06/13/2022 01:35:03 PM FILED/CERT

*prepared by*

RETURN TO: JOSEPH C. SUMNER, JR., LLC, P. O. DRAWER 248, DUBLIN, GA 31040

**QUITCLAIM DEED**  
**(No Title Search Performed)**

THIS INDENTURE, made the 19<sup>th</sup> day of May, 2022, between Craig Taylor and Ginger Taylor ("Grantor") and Ginger Taylor ("Grantee") the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns.

**WITNESSETH:**

GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, the following described property:

Lot 316, according to the Survey of Union Station Phase III, as recorded in Map Book 47, page 14, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions and Right-of-Way of record.

This is the same portion of property from Valor Communities, LLC to Craig Taylor and Ginger dated July 2<sup>nd</sup>, 2020, and recorded on July 6<sup>th</sup>, 2020, Shelby County Probate Records.

Designated Parcel NO.: 20200706000278460

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means

Shelby County, AL 06/13/2022  
State of Alabama  
Deed Tax: \$120.00

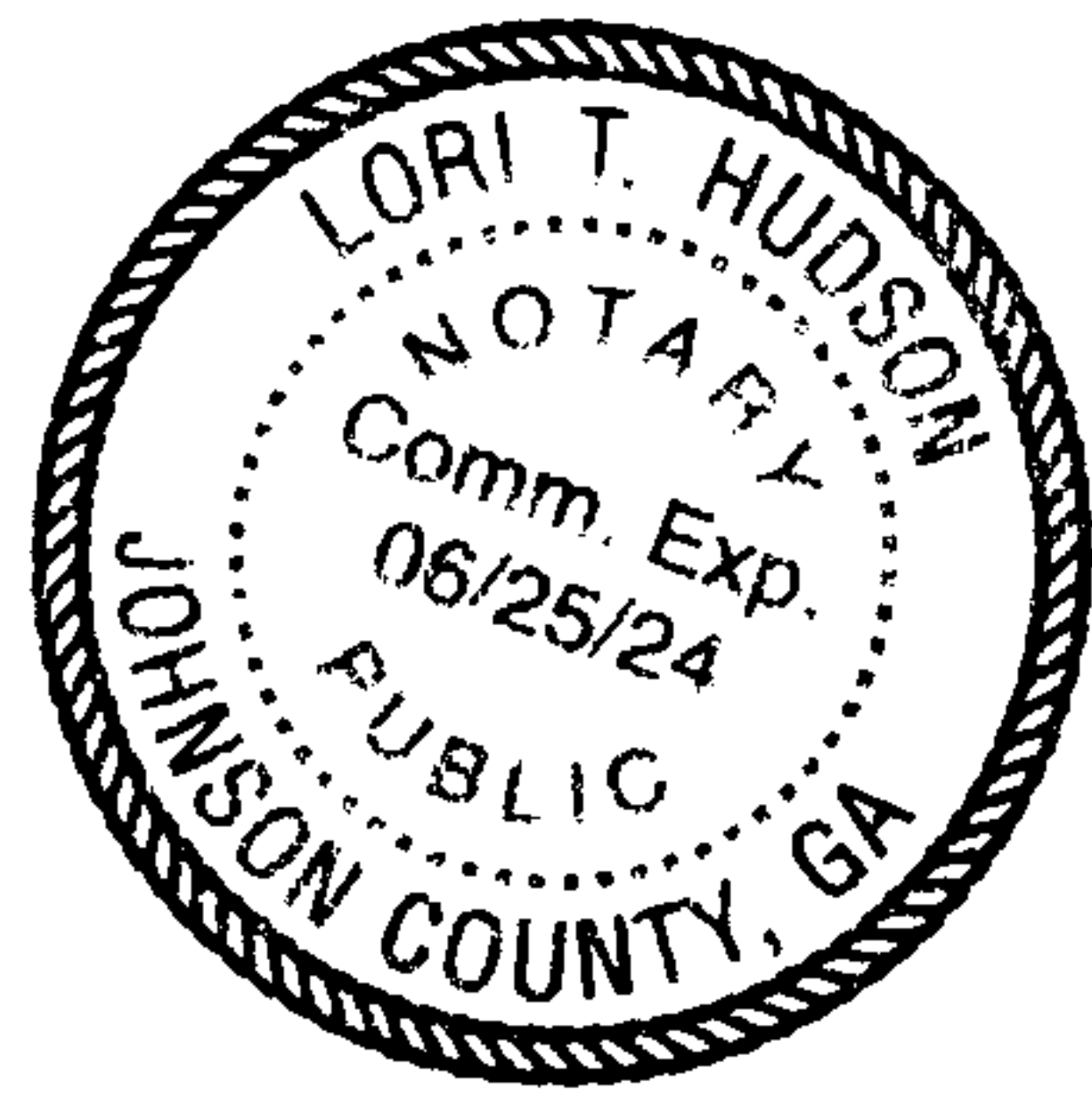
or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, this deed has been signed and sealed by Grantor.

Craig Taylor (Seal)  
Craig Taylor

Signed this 26<sup>th</sup> day of May, 2022  
in the presence of:

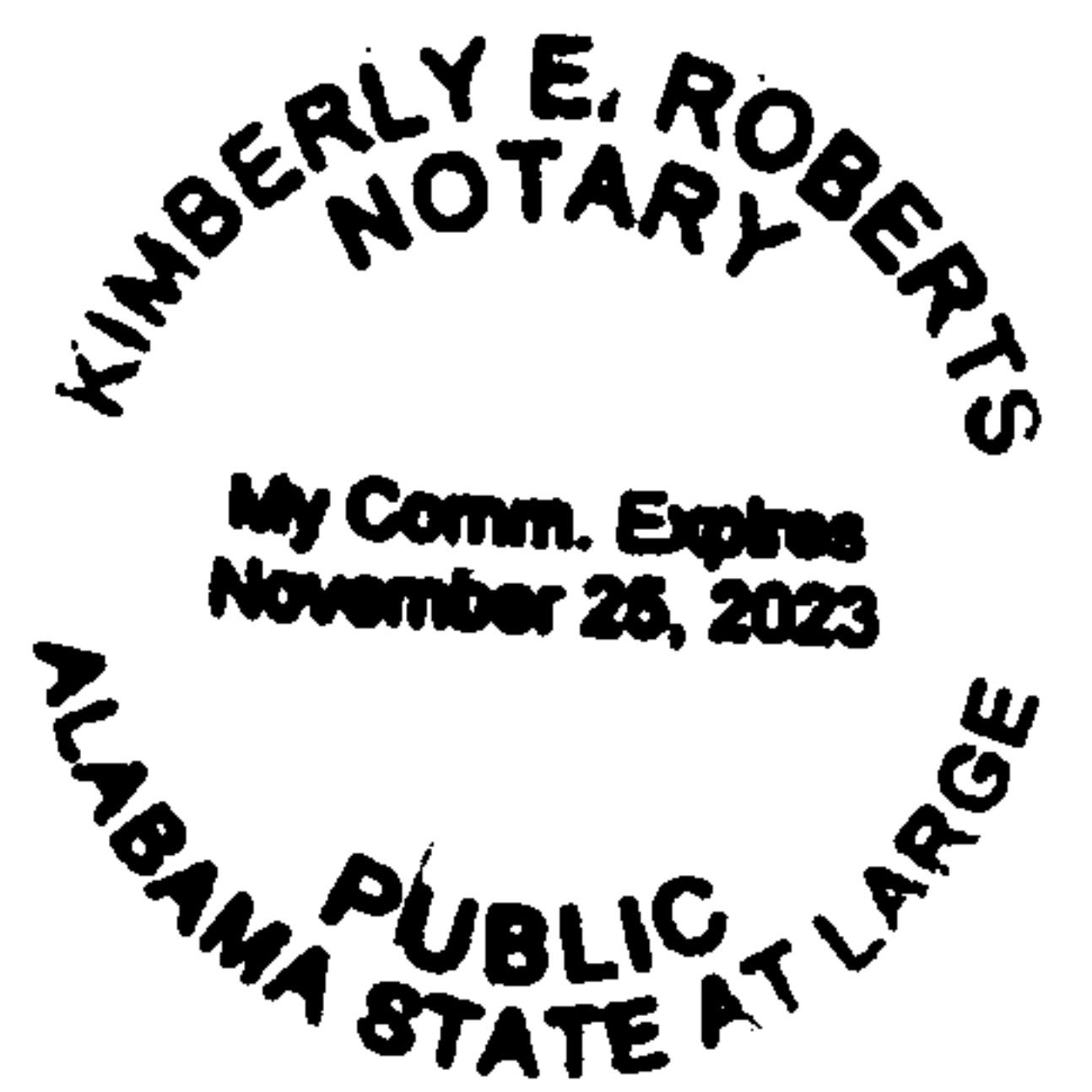
Kimberly E. Roberts  
Unofficial Witness  
Lori T. Hudson  
Notary Public  
(Notary Public Seal Affixed)



Ginger Taylor (Seal)  
Ginger Taylor

Signed this 19 day of May, 2022  
in the presence of:

Benson  
Unofficial Witness  
Kimberly E. Roberts  
Notary Public  
(Notary Public Seal Affixed)



Real Estate Sales Validation Form

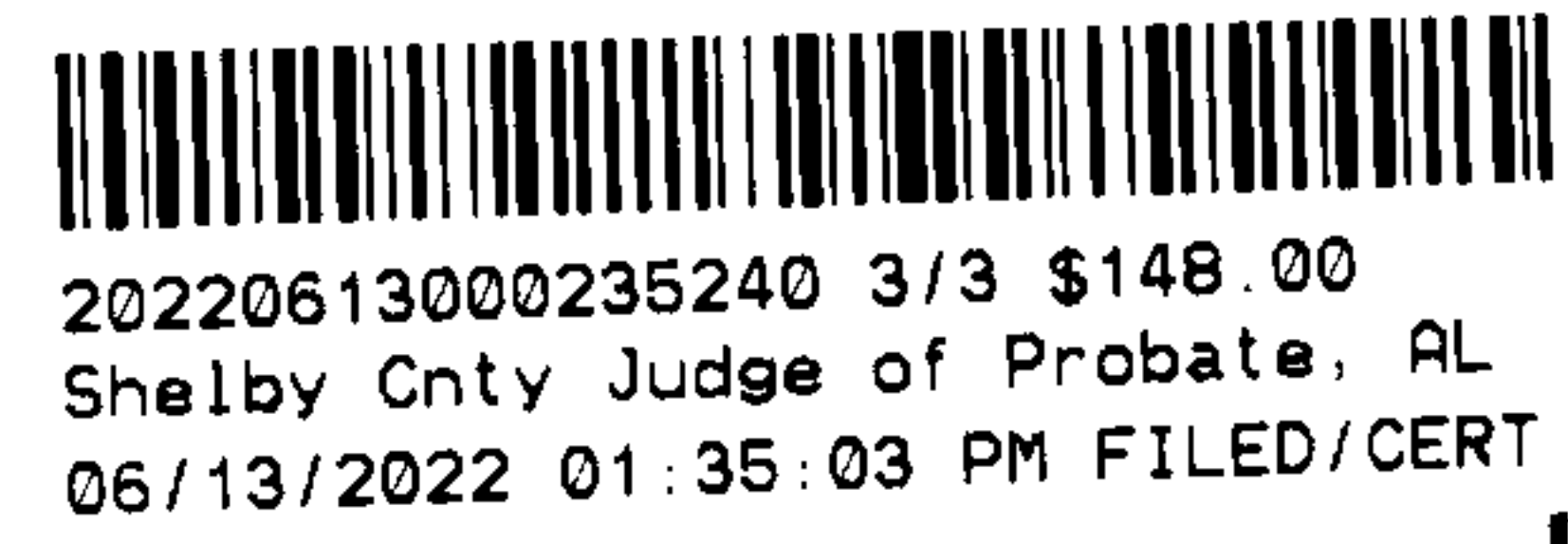
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Craig B. Taylor  
Mailing Address 9230 Hannamill Dr  
Gainesville, Ga  
30506

Grantee's Name Ginger D. Taylor  
Mailing Address 273 Union Station Dr  
Calera, AL 35040

Property Address 273 Union Station Dr  
Calera, AL  
35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 239,600 (1/2 \$19,800)



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 Divorce

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 6-13-22

Print Ginger D. Taylor  
Sign   
(Grantor/Grantee/Owner/Agent) circle one

Unattested  
(verified by)