

20221108000417580
11/08/2022 01:19:59 PM
QCDEED 1/3

This instrument prepared by:

Mark A. Pickens, Attorney
Mark A. Pickens, P. C.
P. O. Box 26101
Birmingham, AL 35206

TITLE NOT EXAMINED
Send Tax Notice To:

Pugh Andrews Properties LLC
924 6th Av N
Birmingham, AL 35203

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ten and 00/100 Dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dominion Funding LLC** ("GRANTOR"), does, hereby remise, release, and quitclaim unto **Pugh Andrews Properties LLC** ("GRANTEE"), all of GRANTOR's right, title and interest, if any, in and to the following described real property, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY PARCEL #05-7-36-0-001-005.011

Approximate Site Address: 1949 U S Hwy 231, Vincent, AL 35178

COM NW COR SW1/4 SW1/4 S295.78 TO POB; CONT S151.76 NE370.28
NLY90 NWLY105 SW256.38 SW76.9 TO POB (the "Property").

GRANTOR is the holder of the interest in said Property under that certain tax deed (Deed Number 68475) as issued by the State of Alabama on August 24, 2022. Subject tax deed was recorded October 26, 2022 as Instrument Number 20221026000402380. This deed conveys any and all interests of GRANTOR in said Property WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 8th day of November 2022.

Dominion Funding LLC

By: 

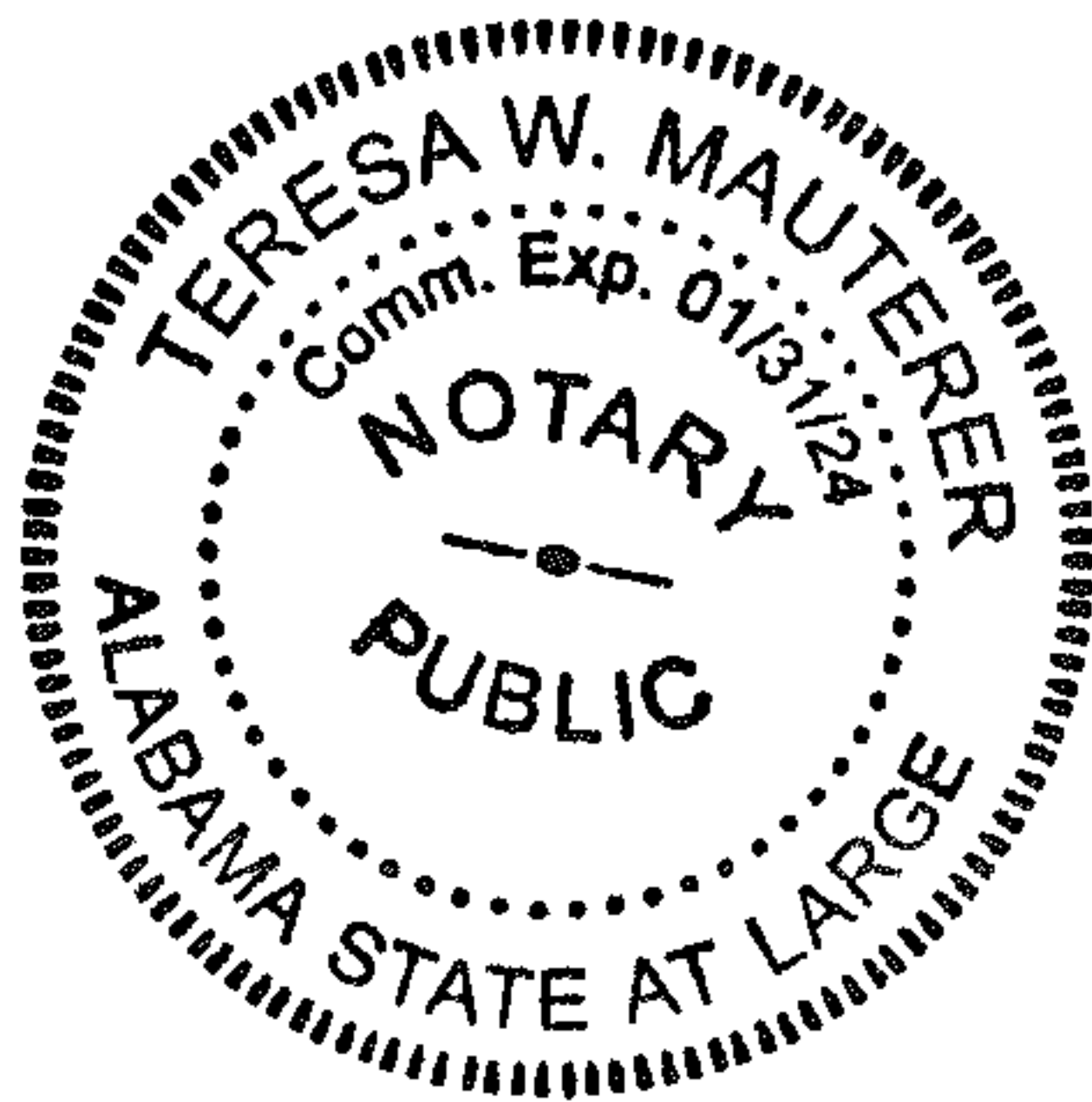
Its Authorized Member

STATE OF ALABAMA)

ST CLAIR COUNTY)

I, Teresa W Maunter, a Notary Public in and for said County, in said State, hereby certify that Gary Boyd, as Authorized Member, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day same bears date on behalf of Dominion Funding LLC.

Given under my hand and seal this 8th day of November 2022.



Teresa W Maunter
Notary Public
My commission expires: 1/31/2024

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

Grantor's Name DOMINION FUNDING LLC
 Mailing Address P O BOX 380144
BIRMINGHAM, AL 35238

Grantee's Name PUGH ANDREWS PROPERTIES LLC
 Mailing Address 924 6TH AV N
BIRMINGHAM, AL 35203

Property Address 1949 U S HWY 231
VINCENT, AL 35178

Date of Sale 11/1/2022
 Total Purchase Price \$4,101.32

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/08/2022 01:19:59 PM
 \$32.50 JOANN
 20221108000417580

or
 Actual Value \$
 or
 Assessor's Market Value \$



The purchase price or actual value of 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 TAX DEED AMOUNT
☐ 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 11/1/2022

Print GARY BOYD, AUTHORIZED AGENT

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one