



202410100000318790 1/3 \$81.50  
Shelby Cnty Judge of Probate, AL  
10/10/2024 10:50:54 AM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:  
Jack T. Carney, Jr.  
Carney Law, LLC  
PO Box 43647  
Birmingham, Alabama 35243  
(205) 802-0696

Send tax notice to:

Dunnavant Valley, LLC  
164 Oak Street  
Camarillo, CA 93010

**STATE OF ALABAMA  
SHELBY COUNTY**

**- Above This Line Reserved for Official Use -**

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jack T. Carney, Jr., as Trustee of the Todd Davie 2004 Irrevocable Trust dated August 20, 2004**, hereinafter referred to as “Grantor,” does hereby remise, release, quit claim, grant, sell, and convey unto, **Dunnivant Valley, LLC**, a limited liability company formed under the laws of Alabama, hereinafter referred to as “Grantee,” all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 2557, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument No. 1996-17543, and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded in Instrument No. 20050609000280540, in the Probate

Shelby County, AL 10/10/2024  
State of Alabama  
Deed Tax:\$53.50



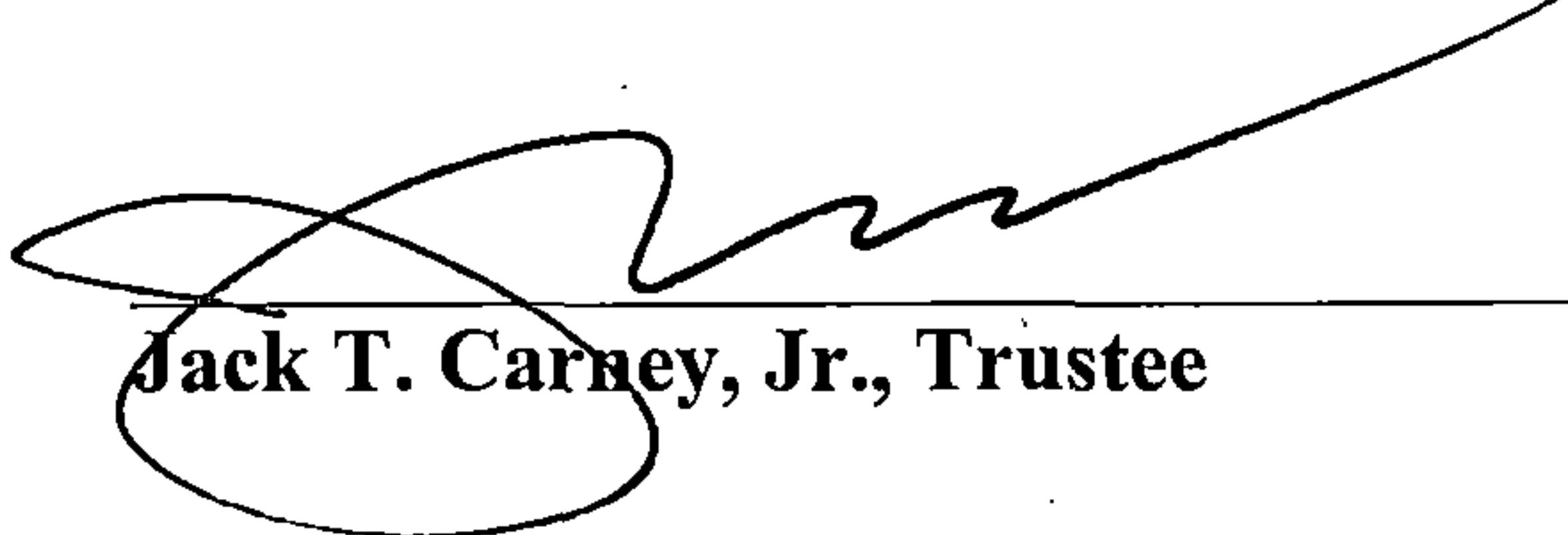
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Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

1. 2024 ad valorem taxes not yet due and payable.
2. Mineral and mining rights.
3. Existing easements, restrictions, set back lines, rights of way, limitations of any record.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 8<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
Jack T. Carney, Jr., Trustee (SEAL)

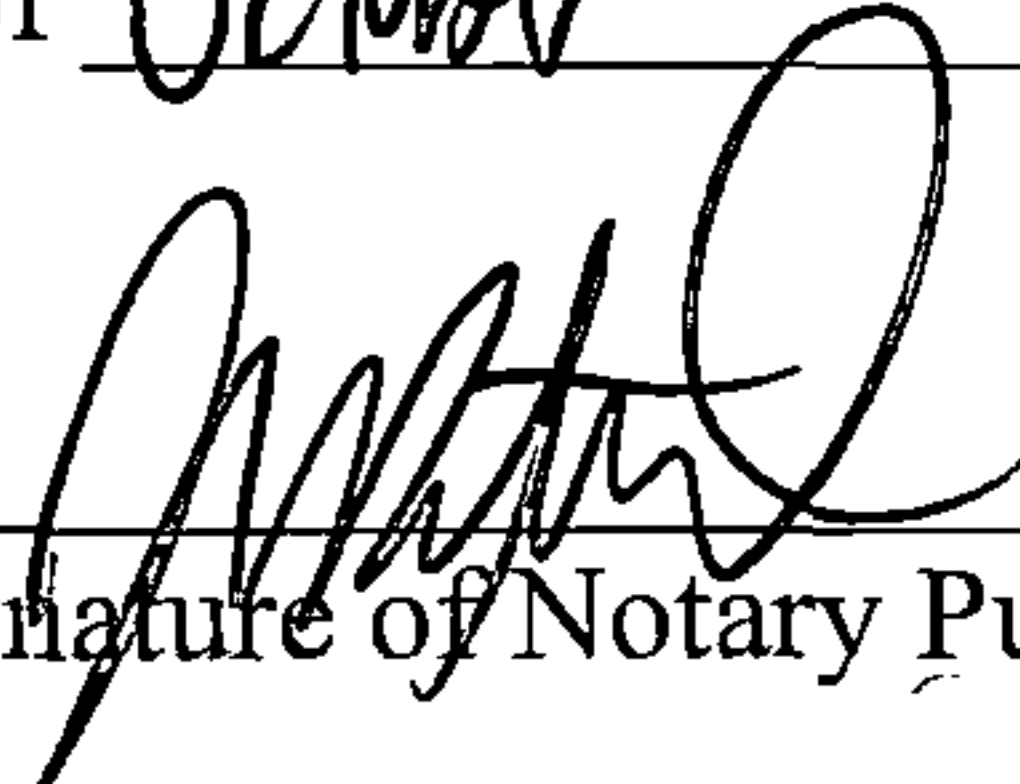
STATE OF ALABAMA

COUNTY OF St. Clair  
~~JEFFERSON~~

)  
) ACKNOWLEDGMENT  
)

I, John Braxton Owen, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that Jack T. Carney, Jr., Trustee, 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 voluntarily executed the same on the day the same bears date. Given under my hand this 8 day of October, 2024.



  
\_\_\_\_\_  
Signature of Notary Public

My Commission expires: 10-3-2028



# Real Estate Sales Validation Form

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

Grantor's Name Jack T. Carney, Jr., Trustee  
Mailing Address 3500 Colonnade Pkwy, Ste 100  
Birmingham, AL 35243

Grantee's Name Dunnavant Valley, LLC  
Mailing Address 164 Oak St  
Camarillo, CA 93010

Property Address 1010 Kings Way  
Birmingham, AL 35242

Date of Sale 10/8/2024

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 53,250



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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 10/10/2024

Print Sarah Burson

         Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**