

QUIT CLAIM DEED

STATE OF ALABAMA) Send Tax Notice to:
) Brian K. Bunn
COUNTY OF SHELBY) 51 Wildwood Chapel Rd.
 Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY: W. Eric Pitts, 1109 1st Street South, Alabaster, AL 35007, (205) 216-4418. Title not examined. No title opinion requested, none rendered. Legal description supplied by Grantors.

KNOW ALL MEN BY THESE PRESENTS, that **Brian K. Bunn**, a married man, **Rodney W. Bunn**, a married man, **Pamela D. Green**, a married woman and **Christopher M. Bunn**, a married man, being all of the heirs at law of Gloria Faye Bunn, deceased, (hereinafter "GRANTORS"), for and in consideration of **Ten and no/100 U.S. Dollars (\$10.00)**, to them in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have RELEASED, QUITCLAIMED AND CONVEYED and do hereby RELEASE, QUITCLAIM AND CONVEY, forever, unto **Brian K. Bunn** (hereinafter "GRANTEE"), all of GRANTORS' right, title, interest and claim, if any, in or to the following described real estate in SHELBY COUNTY, Alabama:


See Exhibit A Attached hereto


****The above described property is not the Homestead of Brian K. Bunn, Rodney W. Bunn, Pamela D. Green, Christopher M. Bunn or their respective spouses.****

SUBJECT TO, existing easements, rights of way, restrictions, limitations, if any, of record.


TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns, forever.

GRANTORS HAVE HERETO set their hands and seals on this the 12th day of December, 2024.


Brian K. Bunn


Rodney W. Bunn

Pamela D. Green
Pamela D. Green


Christopher M. Bunn

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, **THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that **Brian K. Bunn, Rodney W. Bunn, Pamela D. Green, and Christopher M. Bunn**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 12th day of December, 2024.

Sharon D. Hassler
NOTARY PUBLIC
My commission expires 2/01/27

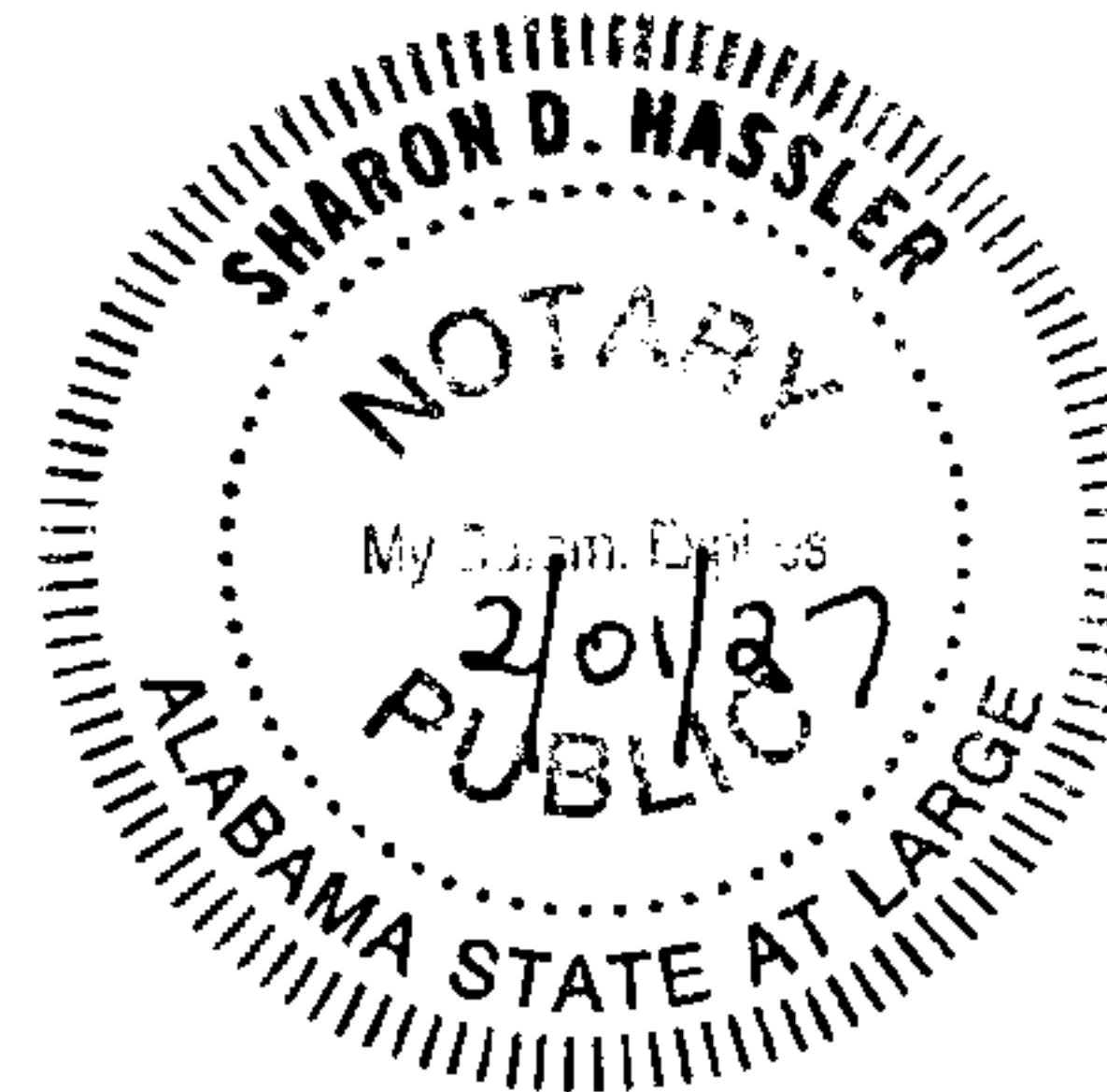


Exhibit A

Commence at the Southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West; thence run West along the South line of said 40 a distance of 924.79 feet to the point of beginning; thence continue West along said 40 line a distance of 103.60 feet to the East right-of-way of County Road No. 70 (Columbiana-Saginaw Cut-off); thence turn an angle of 44 deg. 41 min. to the right and run along said right-of-way a distance of 115.32 feet; thence turn an angle of 10 deg. 51 min. to the right and run along said right-of-way a distance of 46.68 feet to a point; thence run in an Easterly direction parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 240 feet to a point; thence turn an angle of 90 deg. to the right and run in a Southerly direction a distance of 142 feet to the Northwest right-of-way of a dirt road leading to the Hand and Holcombe property; thence Southwesterly along said road right-of-way to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/17/2024 03:11:42 PM
 \$140.50 PAYGE
 20241217000385740

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Brian K. Bunn, Pamela D. Green
 Mailing Address Rodney W. Bunn, Christopher M. Bunn
51 Wildwood Chapel Rd.
Columbiana, AL 35051

Grantee's Name Brian K. Bunn
 Mailing Address 51 Wildwood Chapel Rd.
Columbiana, AL 35051

Property Address 51 Wildwood Chapel Rd.
Columbiana, AL 35051

Date of Sale December 12, 2024
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 106,180.00

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 Tax Appraisal

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 12/12/24

Print Brian K. Bunn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one