

File No: 2002428350  
Grantor's Loan No. 105614643

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:  
ServiceLink, LLC  
1355 Cherrington Parkway  
Moon Township, PA 15108

Parcel Number: 137263002015077

### **QUITCLAIM DEED**

**Austin J. Burns**, unmarried, and **Julie Ingram Burns**, re-married, spouse of Grantee Benjamin Holland herein, Austin and Julie being a formerly married couple who are now divorced pursuant to the Final Judgment of Divorce filed in Shelby County, AL in Case No. DR-2024-900079.00 on 10/25/2024 ("Grantor"), of **1214 Bunting Dr, Alabaster, AL 35007**, for and in consideration of \$1.00 (One Dollar and Forty Five Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Benjamin Holland and Julie Ingram Burns**, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them ("Grantee"), whose tax mailing address is **1214 Bunting Dr, Alabaster, AL 35007**, with quitclaim covenants, the following described real estate situated in the City of Alabaster, County of Shelby, and State of Alabama:

**LOT 12, BLOCK 1, ACCORDING TO THE MAP AND SURVEY OF MEADOWLARK, AS RECORDED IN MAP BOOK 7, PAGE 98, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

**Assessor's Parcel No: 137263002015077**

**Property Address is: 1214 Bunting Dr, Alabaster, AL 35007**

**Prior deed recorded at Instrument No. 20220119000022340**

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

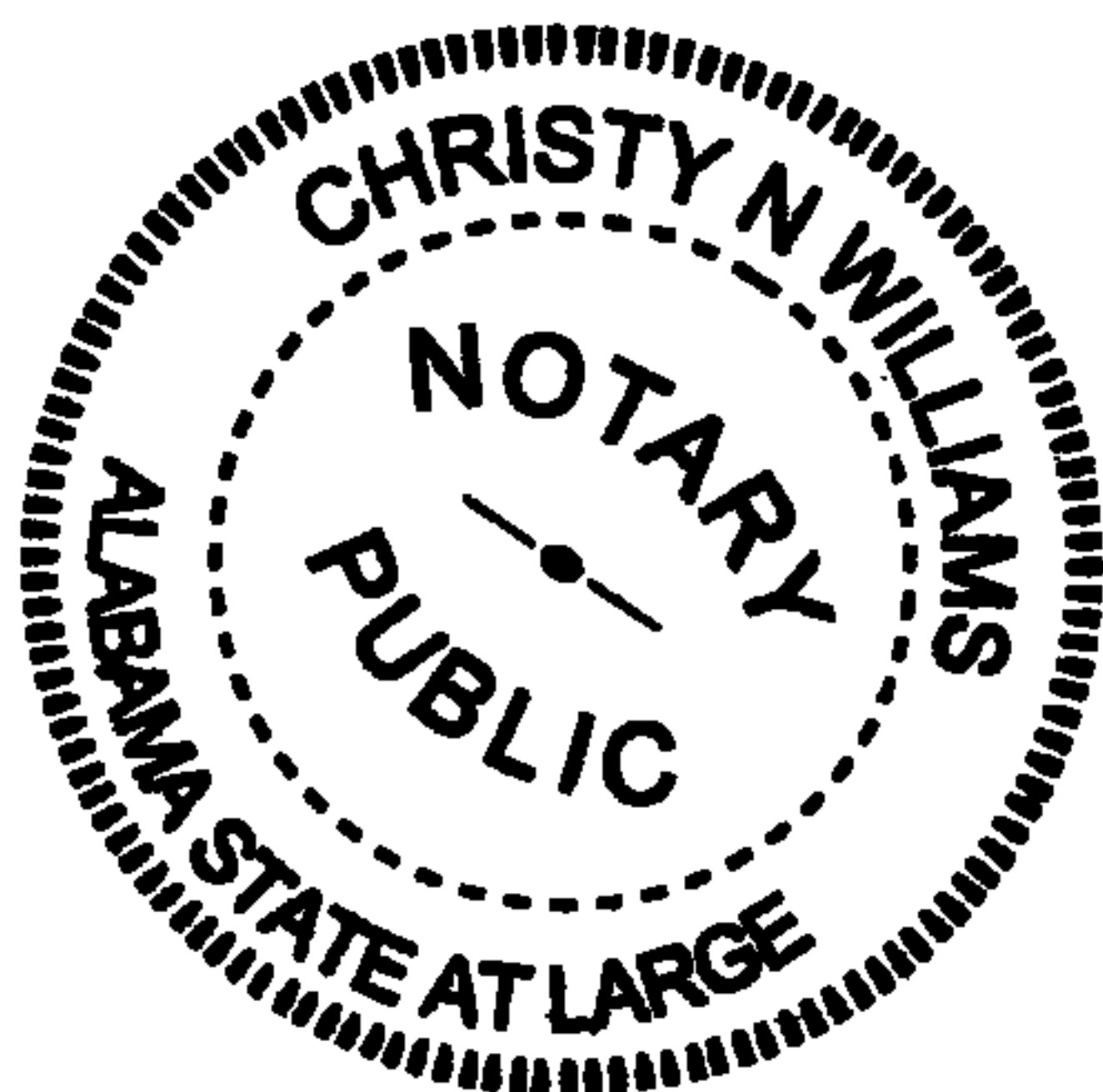
Executed by the undersigned on 20 January, 2025:

Austin J. Burns  
Austin J. Burns

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Austin J. Burns**, personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20 day of Jan, 2025.

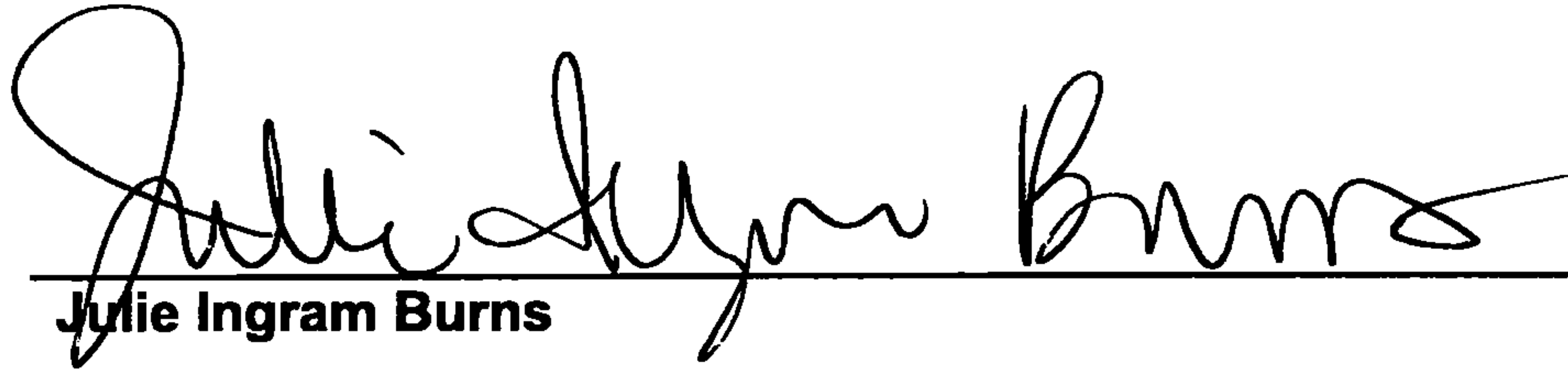


Chr Williams  
Notary Public

Commission expires  
1-15-29

(3)

Executed by the undersigned on 24 January, 2025:


  
Julie Ingram Burns

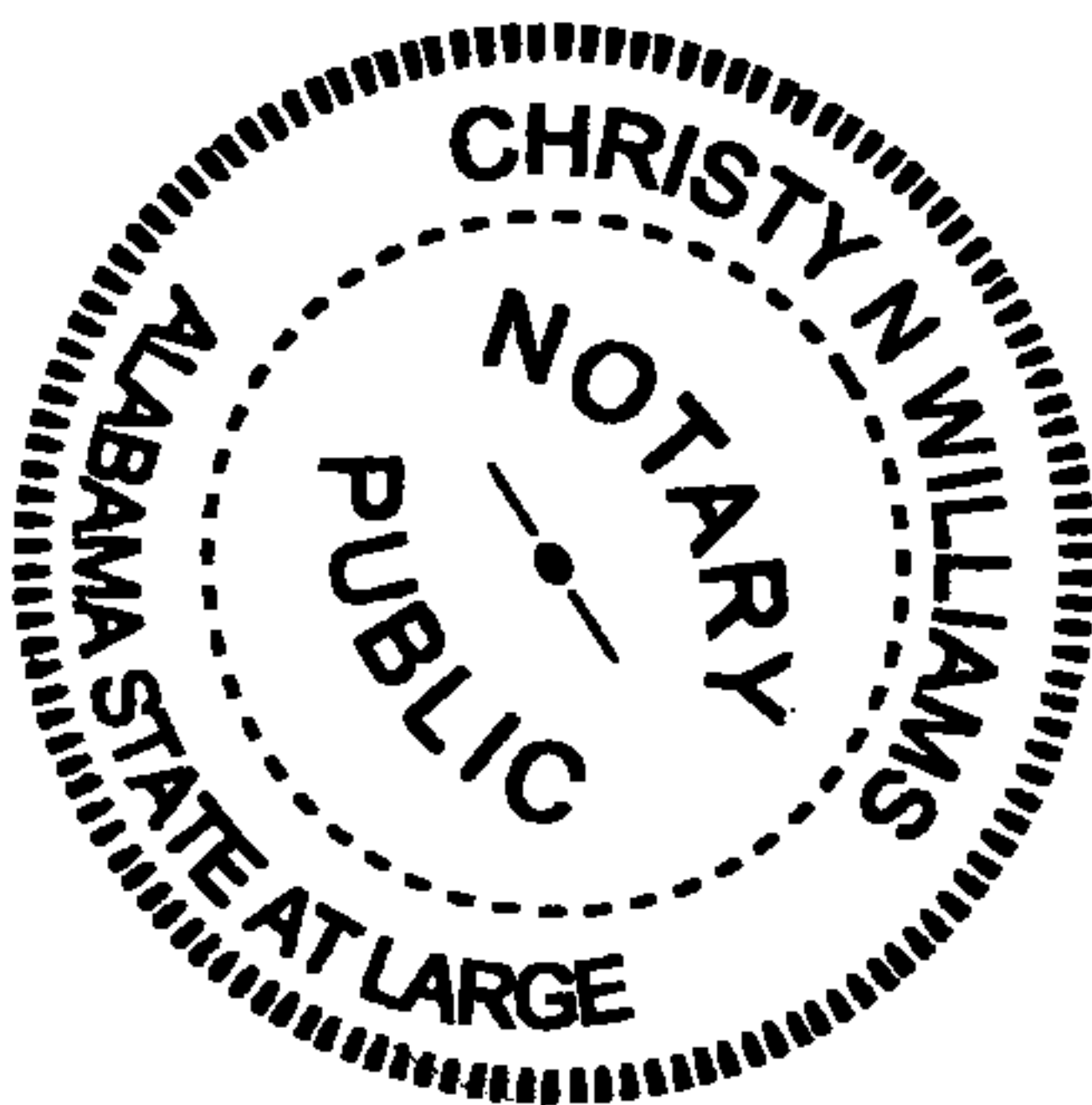
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Julie Ingram Burns**, personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24 day of Jan., 2025.

  
Notary Public

Commission expires  
1-15-29 





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

Grantor's Name Austin J. Burns and Julie Ingram Burns  
 Mailing Address 1214 Bunting Dr, Alabaster, AL 35007  
 \_\_\_\_\_  
 \_\_\_\_\_

Grantee's Name Benjamin Holland and Julie Ingram Burns  
 Mailing Address 1214 Bunting Dr, Alabaster, AL 35007  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Address 1214 Bunting Dr, Alabaster, AL 35007  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 1-20-25  
 Total Purchase Price ~~\$18,350.45~~ 126,150.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$252,300.00

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  
X Other – Deed tax is paid on ½ Market Value

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 1/20/25

Print Austin J. Burns

Unattested

Sign Austin J. Burns  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/03/2025 10:11:41 AM  
 \$160.50 PAYGE  
 20250203000032110

*Allen S. Byrd*