

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:

NIKOAL BRUNER
920 3RD AVE SW
ALABASTER, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Ten and 00/100 Dollars (\$10.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, ROBERT CODY BRUNER, AN UNMARRIED MAN AND NIKOAL BRUNER, AN UNMARRIED WOMAN (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto NIKOAL BRUNER (herein referred to as "Grantee"), all of its right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to wit:

A part of Lots 5 and 6, in Block 1, of RB. Nickerson's Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 5, of said survey; thence run Northerly along the West boundary line of said Lot 5 for 170.35 feet; thence turn right 126 degrees 03 minutes and run Southeasterly 98.48 feet; thence turn 08 degrees 43 minutes to the right and continue Southeasterly 169.5 feet, more or less, to the Southeast corner of Lot 6 of said survey; thence run Westerly along the South boundary lines of Lots 5 and 6 of said survey for 200.0 feet to the Southwest corner of Lots 5 and the point of beginning.

NIKOAL CLARK IS ONE AND THE SAME AS NIKOAL BRUNER

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

IN WITNESS WHEREOF, the said GRANTOR, ROBERT CODY BRUNER AND NIKOAL BRUNER have hereunto set his/her signature and seal, this the 3rd day of April, 2025


ROBERT CODY BRUNER

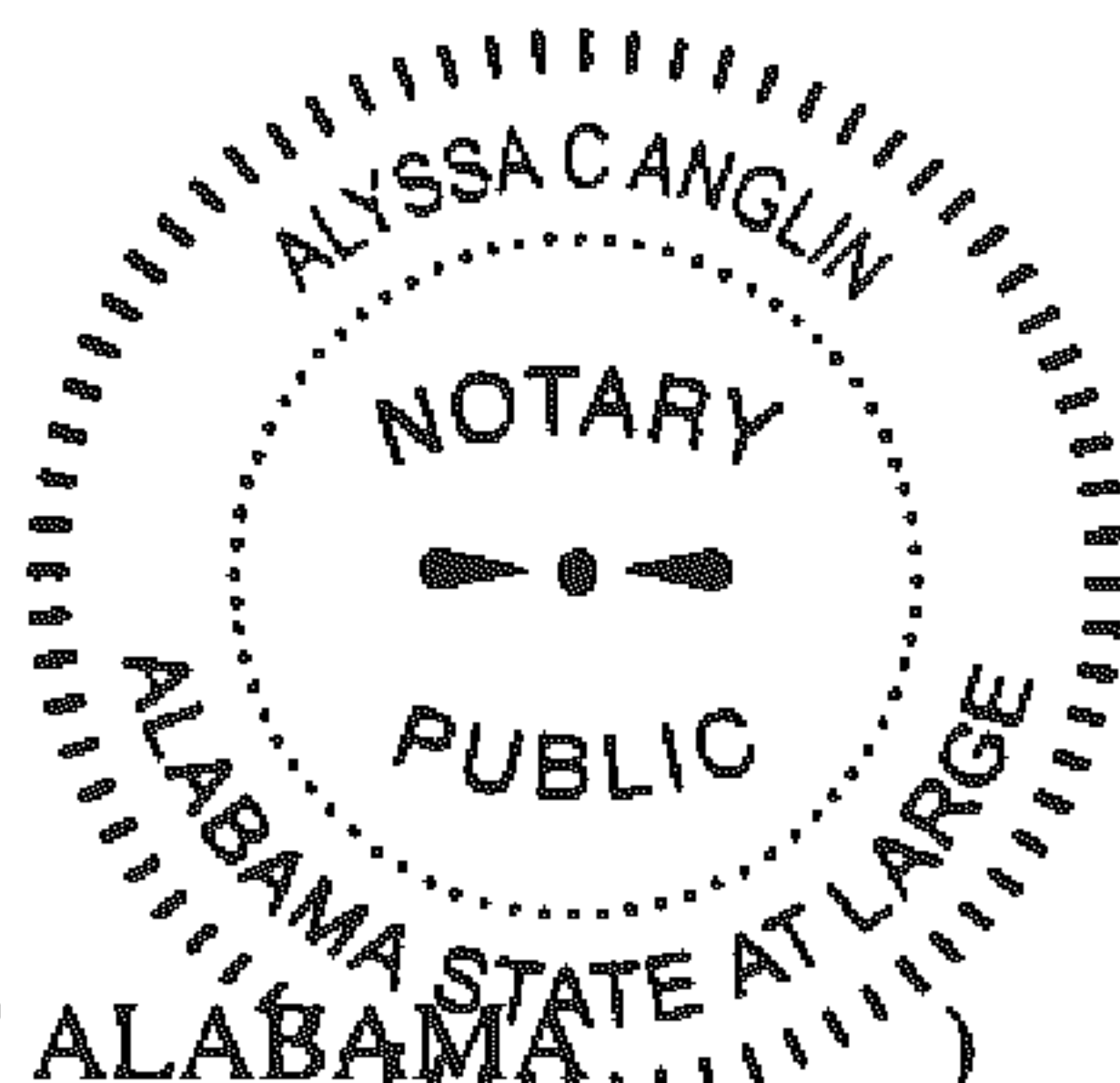

NIKOAL BRUNER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that ROBERT CODY BRUNER 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/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 3rd day of April, 2025.



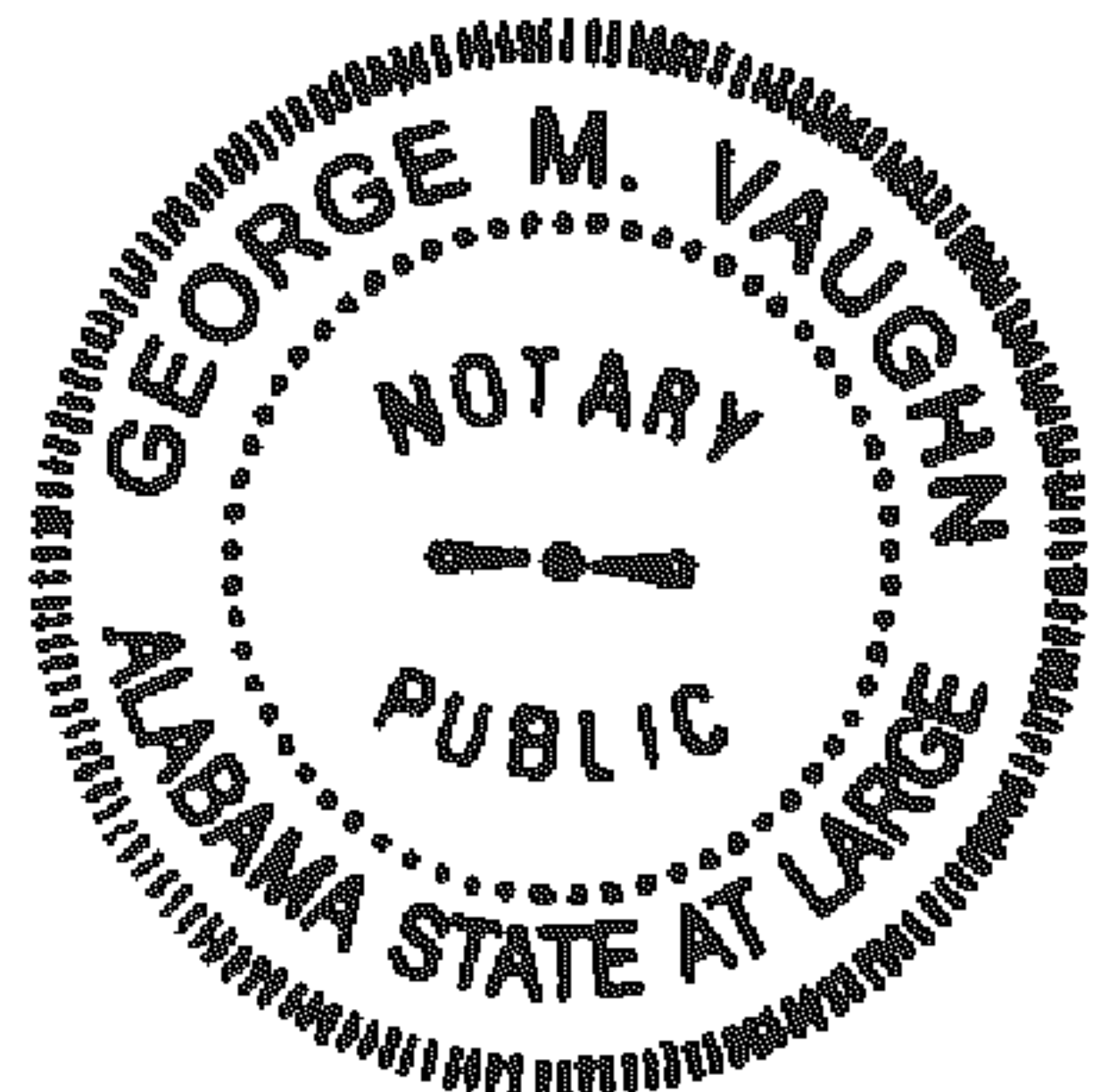
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

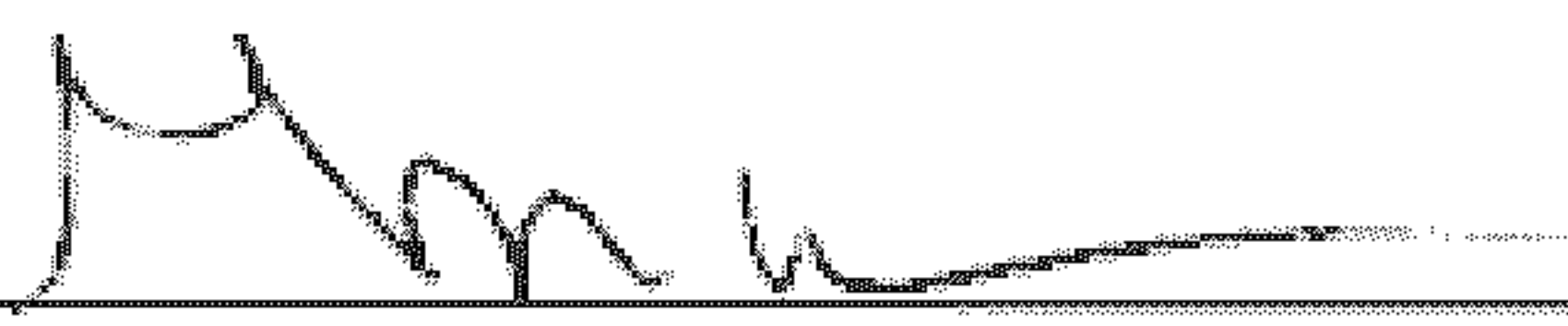

Notary Public
My commission expires: 6/4/2025

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that NIKOAL BRUNER 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/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 3rd day of April, 2025.




Notary Public
My commission expires: 9/18/2025

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

Grantor's Name ROBERT CODY BRUNER
 Mailing Address C/O GEORGE M. VAUGHN
2820 COLUMBIANA ROAD, STE 100
VESTAVIA HILLS, AL 35216

Grantee's Name NIKOAL BRUNER
 Mailing Address 920 3RD AVE SW
ALABASTER, AL 35007

Property Address 920 3RD AVE SW
ALABASTER, AL 35007

Date of Sale 4/3/2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 180,170.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Assessor's Market Value
☐ 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 4/8/25

Print GEORGE M. VAUGHN

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/09/2025 08:09:55 AM
 \$209.50 BRITTANI
 20250409000104800

Brittani

Form RT-1