

This Document Prepared By:

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After Recording Send Tax Notice To:

Lori A. Junck
5361 Harvest Ridge Lane
Birmingham, AL 35242

UNLS 1270974

Assessor's Parcel Number: 10 1 12 0 008 064.000

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kevin L. Junck, an unmarried man and Lori A. Junck, an unmarried woman, who acquired title as husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: Lori A. Junck, an unmarried woman, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 5361 Harvest Ridge Lane, Birmingham, AL 35242

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said Grantor

_____ is **NOT** homestead property of the said Grantor

IN WITNESS WHEREOF, Kevin L. Junck and Lori A. Junck have hereunto set my (our) hand(s) and seal(s), this 22 day of April, 2025


Kevin L. Junck

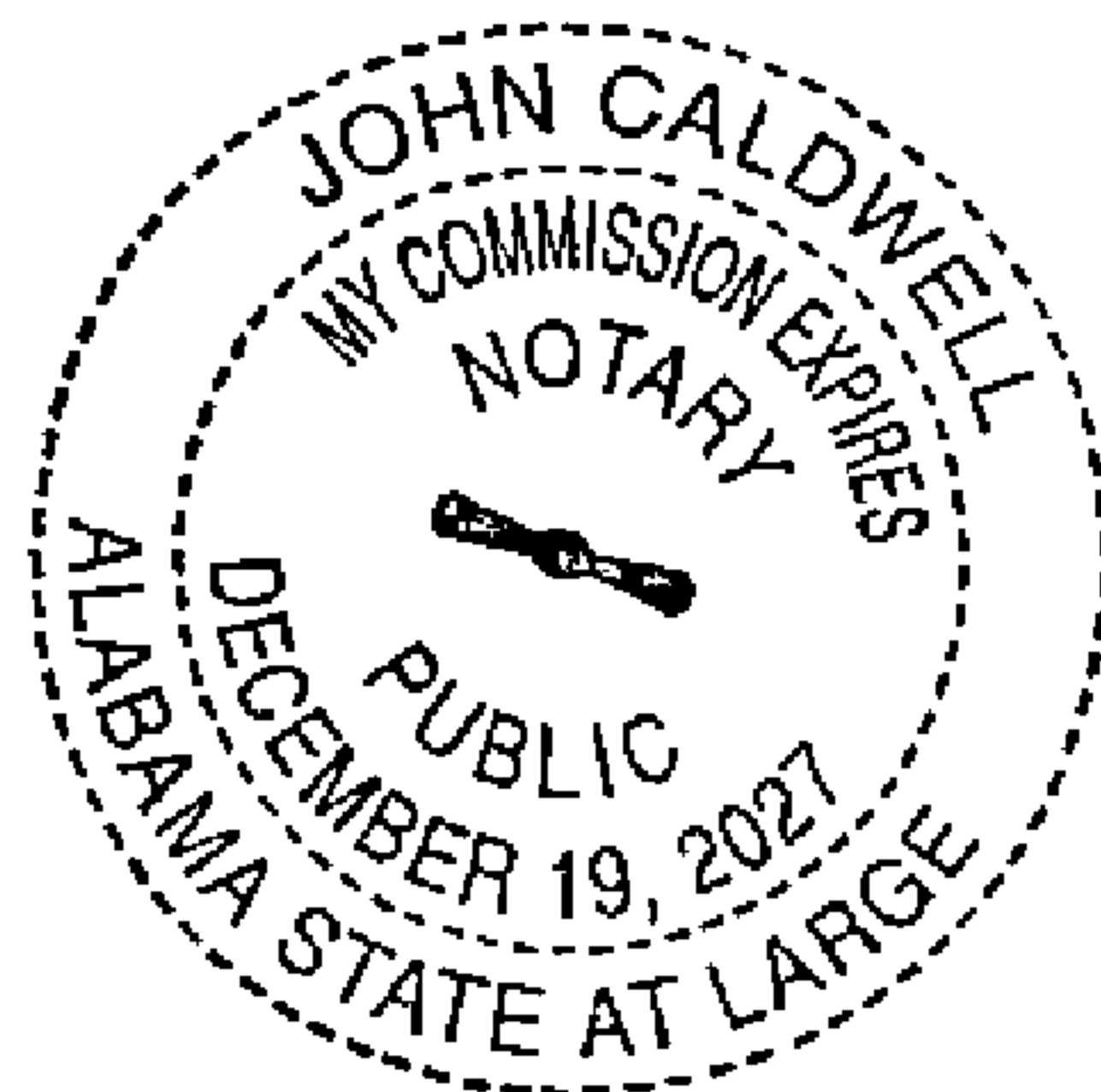
General Acknowledgement


STATE OF Alabama
COUNTY OF Shelby SS

I, John Caldwell a Notary Public in and for said County, in said State, hereby certify that Kevin L. Junck, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 22
day of April, 2025.




NOTARY PUBLIC JOHN CALDWELL
My Commission Expires 12/19/2027

IN WITNESS WHEREOF, Kevin L. Junck and Lori A. Junck have hereunto set my (our) hand(s) and seal(s), this 22 day of April, 2025

Lori A. Junck
Lori A. Junck

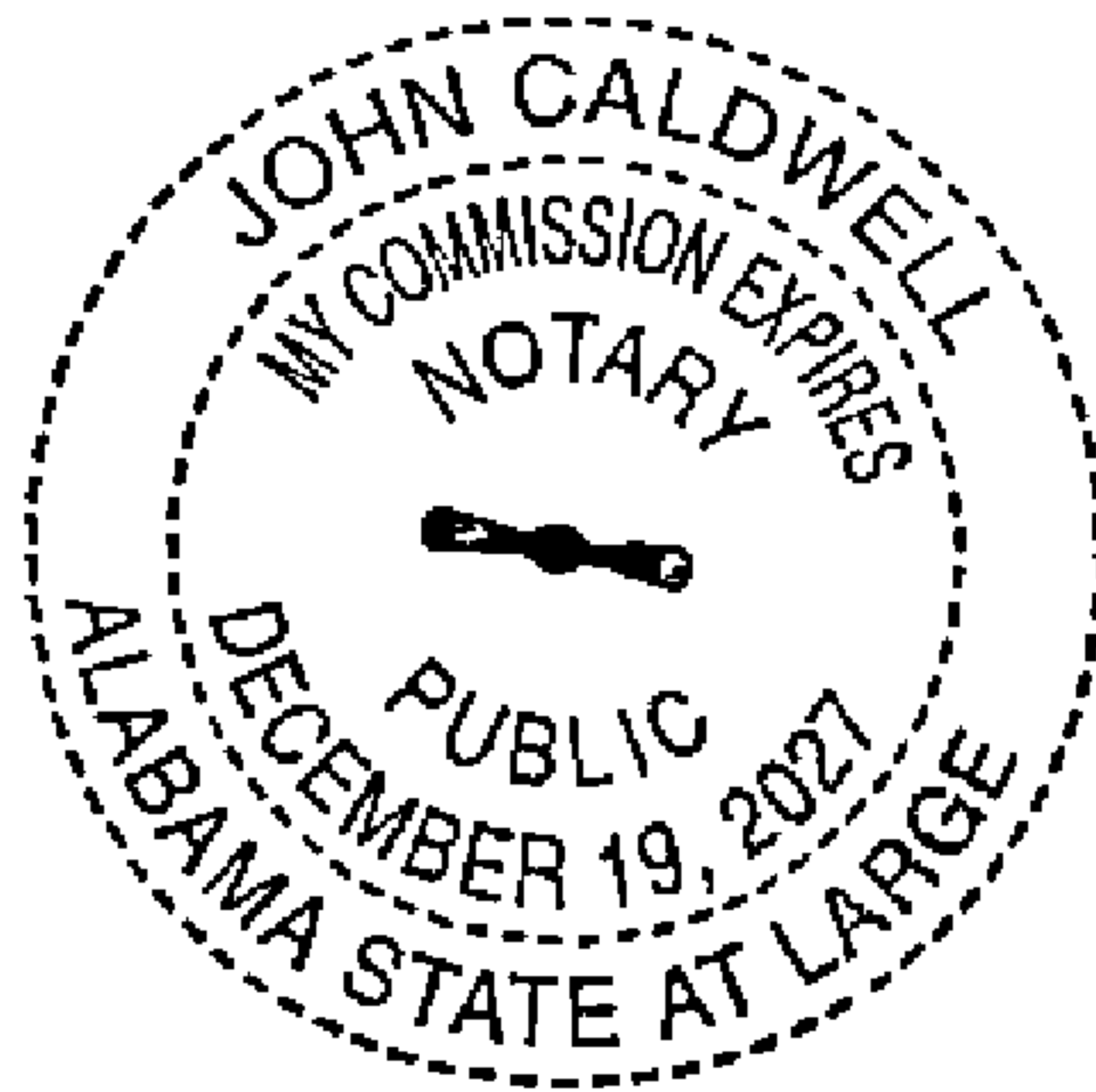
General Acknowledgement

STATE OF Alabama,
COUNTY OF Shelby, ss

I, John Caldwell a Notary Public in and for said County, in said State, hereby certify that Lori A. Junck, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 22
day of April, 2025



John Caldwell
NOTARY PUBLIC
My Commission Expires: JOHN CALDWELL
My Commission Expires
12/19/2027

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the **County of Shelby** and **State of Alabama** and is described as follows:

LOT 64, ACCORDING TO THE MAP AND SURVEY OF MEADOWBROOK, 12TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

Parcel No.: **10 1 12 0 008 064.000**

Property Commonly Known As: **5361 Harvest Ridge Lane, Birmingham, AL 35242**

The property address and tax parcel identification number listed are provided solely for informational purposes.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/01/2025 08:15:24 AM
 \$345.00 BRITTANI
 20250501000129410

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Kevin L Junck and Lori A Junck
 Mailing Address 5361 Harvest Ridge Lane
Birmingham, AL 35242

Grantee's Name Lori A Junck
 Mailing Address 5361 Harvest Ridge Lane
Birmingham, AL 35242

Property Address 5361 Harvest Ridge Lane
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 311,100

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 _____

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 4/22/2025

Print Lori A. Junck

Unattested _____

Sign Lori A. Junck

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1