

This instrument was provided by:  
Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:  
Nicholas M. Dunavant

STATE OF ALABAMA,  
COUNTY OF SHELBY

## QUITCLAIM DEED

20250523000158810 1/3 \$83.50  
Shelby Cnty Judge of Probate, AL  
05/23/2025 01:04:05 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Rosaline H. Dunavant, a single woman**, <sup>AN</sup> ~~Aimee~~ <sup>Amec</sup> **Dunavant Williams, a ~~Married~~ woman, and Ameliah Hope Dunavant, a ~~Single~~ woman** hereby remises, releases, quit claims, grants, sells, and conveys to **Nicholas M. Dunavant** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

All my interest in unto the following described property:

Begin at the NE corner of the South 1/2 of the NE 1/4 of the SE 1/4 of Section 4, Township 21 South, Range 2 West; then run Southerly along the East line of said 1/4-1/4 for a distance of 400 feet; then turn right and run West parallel with the North line of said South 1/2 to the West line of the above described property; (above described property is described in Real Book 318, Page 466); then turn right and run Northerly along the West line of the above described property to the North line of said South 1/2; then turn an angle to the right of 82 degrees 54 minutes 55 seconds and run Easterly along the North line of said South 1/2 for a distance of 219.71 feet to the point of beginning. Situated in Shelby County, Alabama.

The grantors herein are the surviving heirs at law of the grantee, Terry F. Dunavant in Instrument No. 20080605000229560. Terry F. Dunavant is deceased, having passed January 28, 2021.

No part of the homestead of the grantors or spouses if any.

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

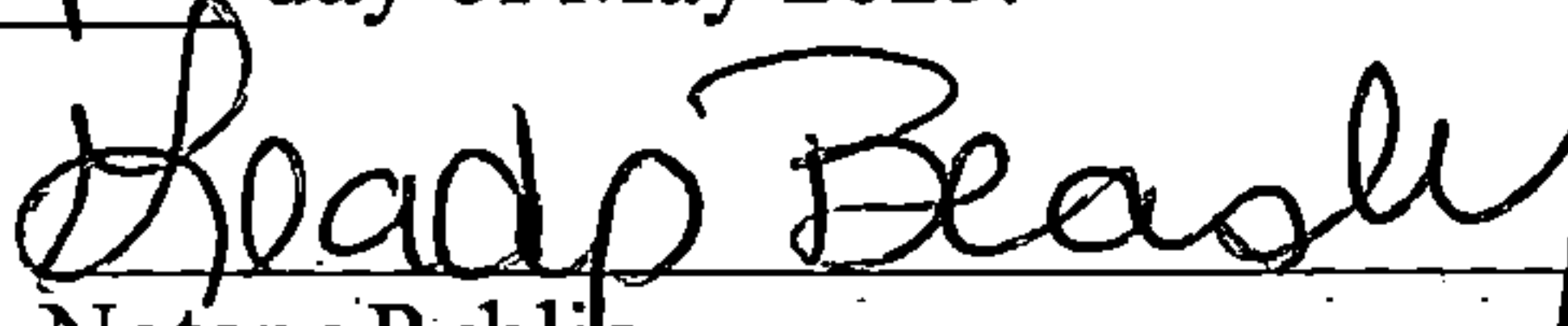
Given under my hand and seal, this 14 day of May 2025.

  
Rosaline H. Dunavant

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rosaline H. Dunavant**, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of May 2025.

  
Notary Public  
My Commission Expires ~~My~~ Commission Expires May 11, 2026

Shelby County, AL 05/23/2025  
State of Alabama  
Deed Tax: \$54.50



20250523000158810 2/3 \$83.50  
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05/23/2025 01:04:05 PM FILED/CERT

**Aimee Dunavant Williams**

Aimee AW

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Aimee Dunavant Williams**, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of May 2025.

Notary Public

My Commission Expires: **My Commission Expires May 11, 2026**

**Ameliah Hope Dunavant**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Amelia Hope Dunavant**, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of May 2025.

Notary Public

My Commission Expires: **My Commission Expires May 11, 2026**



# Real Estate Sales Validation Form

20250523000158810 3/3 \$83.50  
Shelby Cnty Judge of Probate, AL  
05/23/2025 01:04:05 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Rosaline H. Donavant  
Mailing Address 156 Riverridge Dr  
Helena AL 35080

Grantee's Name Nicholas M. Donavant  
Mailing Address 134 Deer Run Rd  
Alabaster, AL 35007

Property Address 134 Deer Run Rd  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 54,380.00

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 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 \_\_\_\_\_

Print Rosaline H. Donavant

Unattested \_\_\_\_\_

(verified by)

Sign Rosaline H. Donavant

(Grantor/Grantee/Owner/Agent) circle one