

This instrument was prepared by:
Alyson M. Hood, Esquire
The Bloomston Firm
1914 4th Avenue N, Ste 100
Birmingham, AL 35203

Send tax notice to:
Julie Ingram Burns
1214 Bunting Dr
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of one (\$1.00) dollar in hand paid to the undersigned and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor, **Benjamin Holland**, an unmarried man, hereby releases, remises, quitclaims, grants, sells and conveys to **Julie Ingram Burns**, an unmarried woman, (herein referred to as Grantee), all of his right, title interest, and claim in or to the following described real estate situated at 1214 Bunting Drive, Alabaster, Shelby County, Alabama, to-wit:

Parcel Number: 13-7-26-3-002-015-077, also known as Lot 12, Block 1, according to the Map and Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

The referenced property is not the homestead of the Grantor.

Said property is conveyed subject to all defects, liens, encumbrances, adverse claims, taxes, mineral and mining rights, easements and restrictions of record.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 23rd day of September, 2025.

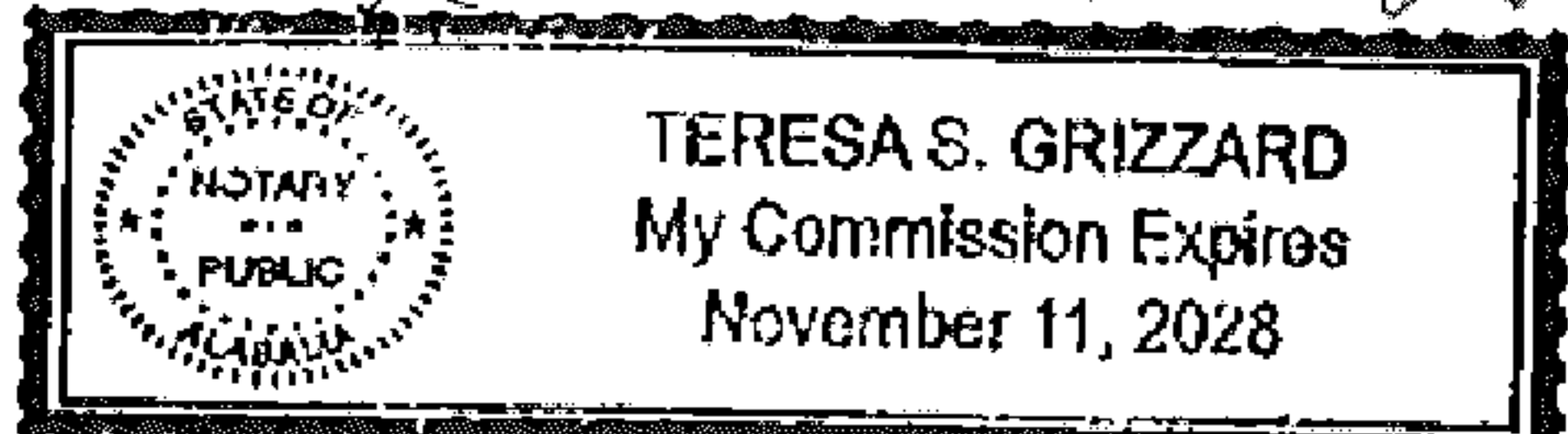
GRANTOR:


BENJAMIN HOLLAND

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, , a Notary Public in and for said County, in said State, hereby certify that BENJAMIN HOLLAND, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2025.


Notary Public


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

Grantor's Name Benjamin Holland
 Mailing Address **3821 Lorna Road**
Hoover, AL 35244

Grantee's Name Julie Ingram Burns
 Mailing Address 1214 Bunting Drive
Alabaster, AL 35007

Property Address 1914 4th Ave N Ste 100
Birmingham AL 35203
Alabaster, AL 35007

Date of Sale 09/30/2025

Total Purchase Price 127350.00

or

Actual Value \$

or

Assessor's Market Value \$

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

☒ 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 10/16/25

Print Carrie Jane Work

☐ Unattested

Sign Carrie Jane Work

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2025 10:40:52 AM
\$152.50 PAYGE
20251017000319840

Form RT-1

Allen S. Bayl