

Shelby County, AL 09/06/2018  
State of Alabama  
Deed Tax: \$.50



20180906000319900 1/5 \$27.50  
Shelby Cnty Judge of Probate, AL  
09/06/2018 11:09:45 AM FILED/CERT

# Quitclaim Deed

RECORDING REQUESTED BY \_\_\_\_\_

AND WHEN RECORDED MAIL TO:

DUANYPEN PEARSON, Grantee(s)  
114 COUNTRYSIDE LANE  
BESSEMER AL 35022

Consideration: \$ 100.00

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_ certifies herein that he or she has prepared this Deed.

*Earl Sims*

9-6-18

Signature of Preparer

Date of Preparation

Earl Sims

Printed Name of Preparer

**THIS QUITCLAIM DEED**, executed on September 6 2018 in the County of Shelby, State of Alabama

by Grantor(s), CHRISTOPHER PEARSON, whose post office address is PO BOX 324 COTTLEDALE AL 35453,

to Grantee(s), DUANYPEN PEARSON and Earl Sims, whose post office address is 114 COUNTRY SIDE LANE BESSEMER AL 35022

**WITNESSETH**, that the said Grantor(s), \_\_\_\_\_ for good consideration and for the sum of one hundred dollars & 00/100 (\$ 100.00 ) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

*Christopher Pearson*  
Signature of Grantor

Christopher Pearson  
Print Name of Grantor

\_\_\_\_\_  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

*Duangpen W. Pearson*  
Signature of Grantee

Duangpen W. Pearson  
Print Name of Grantee

\_\_\_\_\_  
Signature of First Witness to Grantee(s)


\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

*Earl Searns*  
Signature of Second Grantee (if applicable)

Earl Searns  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

  
20180906000319900 2/5 \$27.50  
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**NOTARY ACKNOWLEDGMENT**

State of Alabama

County of Shelby

On 9/16/18, before me, Jessica L. Holland, a notary public in and for said state, personally appeared, Christopher Pearson, Duangpen Pearson, Earl Sims

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Jessica L. Holland

Signature of Notary MCE 2/22/23

Affiant Known \_\_\_\_\_ Produced ID X

Type of ID DL

(Seal)



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Exhibit "A"

Lot 2 map Book 7 page 19

Countryside



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Real Estate Sales Validation Form

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

Grantor's Name Christopher Pearson
Mailing Address P.O. Box 324 Cottondale, Az

Grantee's Name Duangper Pearson
Mailing Address Earl Sims 114 Country Side Ln Bessemer Az

Property Address 114 Country side Ln Bessemer Az

Date of Sale 9/6/18
Total Purchase Price \$ 100.00
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
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 9/6/18

Print Christopher Pearson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1