

20210111000016940
01/11/2021 03:03:16 PM
CORDEED 1/4

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

After recording, return to:
Honie Walden
6216 Hwy 61 Lot # 11
Wilsonville AL 35186

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

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, **Parks Land Company, LLC**, hereby remises, releases, quit claims, grants, sells, and conveys to **Honie Walden** (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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

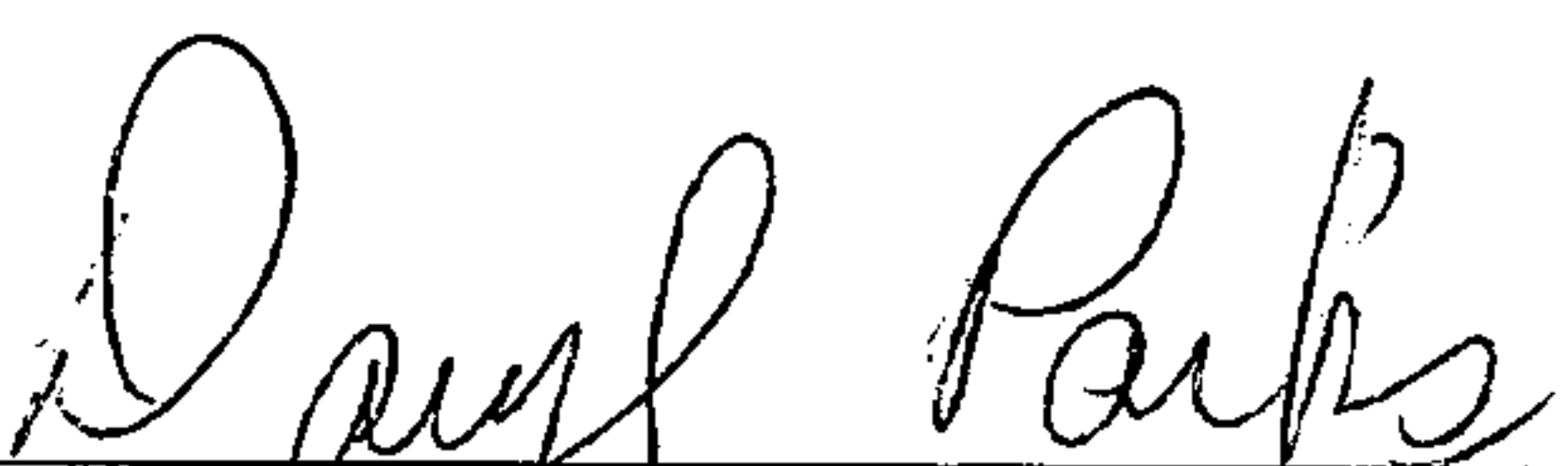
The above described property constitutes no part of the homestead of the Grantor or his spouse.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

This instrument is given to correct the legal description on Inst. #2017031000083010 and Inst. #20190128000028260, Probate Office, Shelby County, Alabama.

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

Given under my hand and seal, this 23rd day of December, 2020.

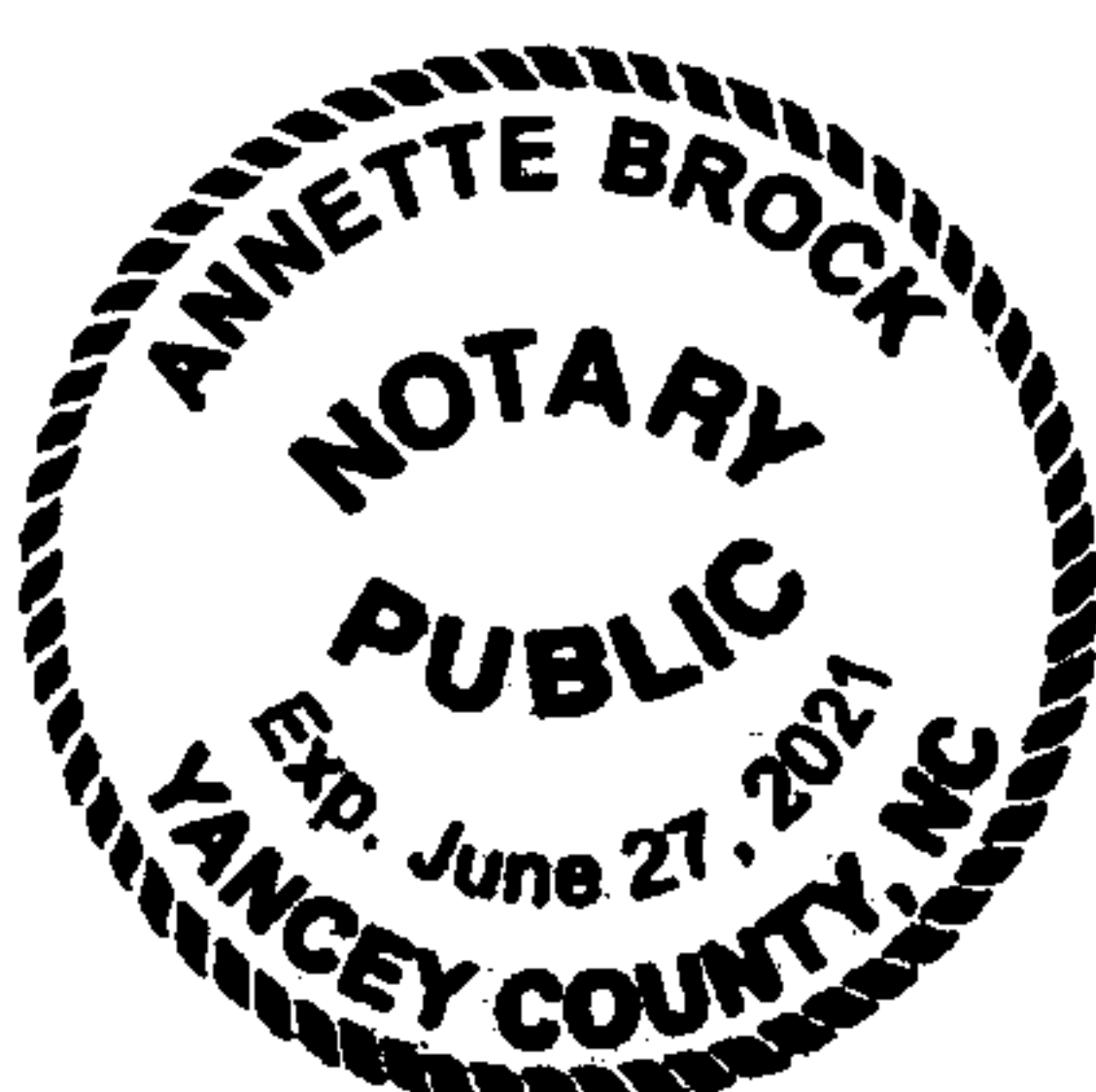

Daryl Parks, Member



Stephen Parks, Member

STATE OF North Carolina
COUNTY OF Yancey

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Daryl Parks as Member of Parks Land Company, LLC** 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 23rd day of December, 2020.



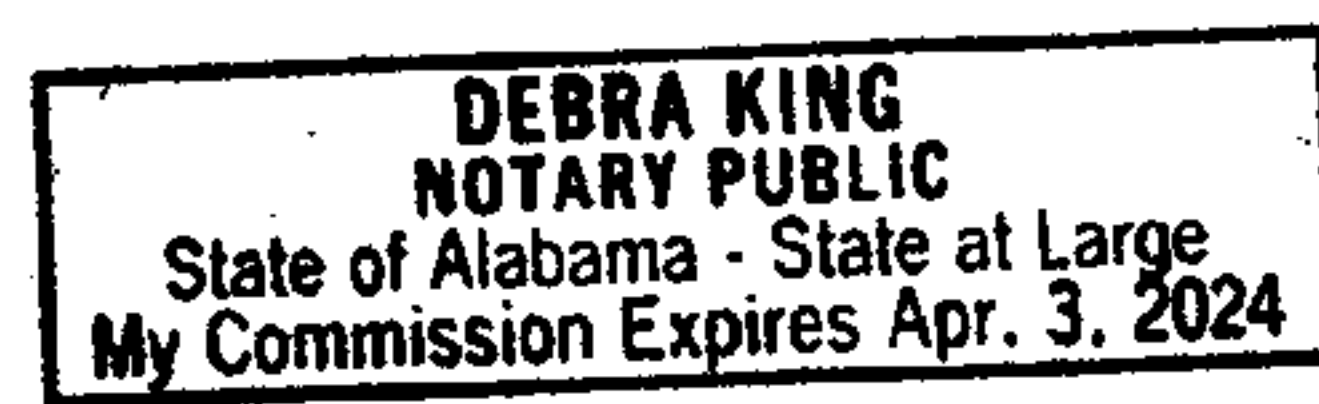

Notary Public
My Commission Expires: 6/27/2021

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stephen Parks as Member of Parks Land Company, LLC** 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 30th day of December, 2020.

Debra King
Notary Public
My Commission Expires: 4/3/2024



**EXHIBIT A
LEGAL DESCRIPTION**

Part of the West 1/2 of Northeast 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said 1/4-1/4 Section, run in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 879.19 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 391.89 feet to an existing iron pin; thence turn an angle to the right of 71 degrees 11 minutes 20 seconds and run in a Northwesterly direction for a distance of 145.95 feet to an existing iron pin; thence turn an angle to the right of 19 degrees 47 minutes and run in a Northerly direction for a distance of 255.20 feet to an existing iron pin; thence turn an angle to the right of 88 degrees 20 minutes and run in an Easterly direction for a distance of 435.00 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 44 minutes 40 seconds and run in a Southerly direction for a distance of 398.59 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and Except Property described in Inst. # 2998-43772, Probate Office Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Parks Land Co
 Mailing Address 2585 Bolens Ch Rd
Barnesville NC 28714

Grantee's Name Honnie Walden
 Mailing Address 6216 Hwy 61 Lot #11
Wilsonville AL 35186

Property Address Vacant
Wilsonville AL

Date of Sale 12-23-2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 10,000.00

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 1/2 tax 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 _____

Print Mike T. Atchison

Unattested _____

(verified by)

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/11/2021 03:03:16 PM
 \$33.00 JESSICA
 20210111000016940

Allen S. Boyd