

**Prepared By:**

Darryl Parker  
6206 Eagle Point Circle  
Birmingham, Alabama 35242

**After Recording Return To:**

Darryl Parker  
6206 Eagle Point Circle  
Birmingham, Alabama 35242



20130412000151730 1/4 \$200.50  
Shelby Cnty Judge of Probate, AL  
04/12/2013 02:06:14 PM FILED/CERT

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUIT CLAIM DEED

On April 01, 2013 THE GRANTOR(S),

- Darryl W. Parker and Jerri D. Parker, a married couple,  
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration  
conveys, releases and quit claims to the GRANTEE(S):
- Jerri D. Parker, residing at 6206 Eagle Point Circle, Birmingham, Shelby County, Alabama  
35242

the following described real estate, situated in an unincorporated area in the County of Shelby,  
State of Alabama:

Legal Description: See Attached Exhibit "A"

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in  
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs  
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns  
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any  
part thereof.

Tax Parcel Number: Lot 821, according to the Survey of Eagle Point, 8th Sector, Phase I, as  
recorded in Map Book 24, page 127.

Mail Tax Statements To:

Jerri Parker  
6206 Eagle Point Circle  
Birmingham, Alabama 35242

Shelby County, AL 04/12/2013  
State of Alabama  
Deed Tax: \$179.50

**Grantor Signatures:**

DATED: 4/12/13

[Signature]

Darryl W. Parker  
6206 Eagle Point Circle  
Birmingham, Alabama, 35242

DATED: 4/12/13

[Signature]

Jerri D. Parker

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 12<sup>th</sup> day of April, 2013, before me,  
Rina J. Gregory, personally appeared Darryl W. Parker and Jerri D. Parker, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Signature]  
Notary Public

FSS, Regions Bank  
Title (and Rank)

My commission expires Oct. 28, 2016

Signature and Notary for Quit Claim Deed regarding 6206 Eagle Point Circle



20130412000151730 2/4 \$200.50  
Shelby Cnty Judge of Probate, AL  
04/12/2013 02:06:14 PM FILED/CERT

# EXHIBIT "A"

20050607000275550 2/2 \$31.00  
Shelby Cnty Judge of Probate AL  
06/07/2005 11:53:53AM FILED/CERT

## EXHIBIT "A"

A Parcel of land known or to be known as Lot 821, according to the Survey of Eagle Point, 8<sup>th</sup> Sector-Phase I, as recorded in Map Book 24, page 127, being more particularly described as follows:

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 19 south, range 1 West, Shelby County, Alabama and run Easterly along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for 1339.74 feet to the southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn 88 degrees 45 minutes 29 seconds left and run northerly along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for 109.45 feet to the point of beginning; thence turn 85 degrees 22 minutes 05 seconds right and run northeasterly for 184.94 feet; thence turn 95 degrees 52 minutes 07 seconds left to the tangent of a curve to the right, said curve having a radius of 821.05 feet and run along the arc of said curve for 90.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left from the tangent to said curve at said point and run southwesterly for 146.16 feet; thence turn 18 degrees 23 minutes 22 seconds right and run Northwesterly for 30.34 feet; thence turn 101 degrees 34 minutes 11 seconds left and run Southerly for 101.49 feet; thence turn 97 degrees 13 minutes 54 seconds left and run Northeasterly for 7.00 feet to the point of beginning.

Ingress, egress and utility easement described as follows:

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama and run Easterly along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for 1339.74 feet to the Southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence turn 88 degrees 45 minutes 29 seconds left and run Northerly along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for 109.45; thence turn 85 degrees 22 minutes 05 seconds right and run Northeasterly for 215.10 feet to the point of beginning of the centerline of a 60.00 foot wide easement for ingress, egress and utilities, said easement being 30.0 feet wide on both sides of said centerline; thence turn 96 degrees 05 minutes 31 seconds left to the tangent of a curve to the right said curve having a radius of 791.05 feet; thence run Northerly along said curve and said easement centerline for 89.80 feet to a point on the centerline of Eagle Point Circle in Eagle Point, 9<sup>th</sup> Sector, as recorded in Map Book 22, page 102, in the Probate Office of Shelby County, Alabama, and the end of said easement centerline.

20130412000151730 3/4 \$200.50  
Shelby Cnty Judge of Probate, AL  
04/12/2013 02:06:14 PM FILED/CERT

Shelby County AL 06/07/2005  
State of Alabama  
Deed Tax \$17.00

### Real Estate Sales Validation Form

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

Grantor's Name Darryl Parker  
 Mailing Address 6206 Eagle Pt Circle  
Bham AL 35242

Grantee's Name Parker, Jerri D.  
 Mailing Address 6206 Eagle Point Circle  
Birmingham, AL  
35242

Property Address 6206 Eagle Point Cir.  
Birmingham, AL  
35242

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 359,000.

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 4/12/13

Print Darryl Parker

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

[Signature]  
 (verified by)

