

This instrument was prepared by:

NAME DAVID A. REID
ATTORNEY AT LAW

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Birmingham, AL 35242-2693
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SOURCE OF TITLE Document # 20060327000141400



20150901000304640 1/4 \$146.00
Shelby Cnty Judge of Probate, AL
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SUBDIVISION		LOT	PLAT Bk 22	PAGE 50A-C
QQ	Q	§	T	R

STATE OF ALABAMA }

COUNTY OF SHELBY }

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 (\$10.00) DOLLARS to the undersigned grantor, BONNIE F. PARKER, the widow of George A. Parker, Jr. (DOD 04/21/2008), in hand paid by the grantees, GEORGE A. PARKER, III, the receipt of which, upon the execution and the delivery of these presents, is hereby acknowledged, I, the said BONNIE F. PARKER, do hereby remise, release, quitclaim and convey unto GEORGE A. PARKER, III all of my right, title, interest and claim in and to the following described property, lying and being situated in Shelby County, Alabama, to-wit:

Lot 330, according to the Survey of Alabama Power Company Recreational Cottage Site Sector 2, as recorded in Map Book 22, Pages 50A-C in the Probate Office of Shelby County, Alabama.

For a deed in the chain of title, see that statutory warranty deed with life estate reserved dated March 23, 2006, recorded in the Probate Office of Shelby County, AL as Document # 200603270001414000, in



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which George A. Parker, Jr, and wife, Bonnie F. Parker, conveyed the fee simple interest in and to said property to said property to George A. Parker, III, reserving to George A. Parker, Jr, and wife, Bonnie F. Parker, a life estate in and to said property.

The life estate reserved by George A. Parker, Jr, ended with his death on April 21, 2008.

The interest hereby conveyed by this Quit Claim deed is the LIFE ESTATE reserved by Bonnie Faye Parker in the above-described March 23, 2006 deed.

By conveying in this Quit Claim deed the LIFE ESTATE reserved by Bonnie Faye Parker in the above-described March 23, 2006 deed, Bonnie Faye Parker is no longer responsible for the maintenance and upkeep of the property and for the payment of real estate taxes and assessments imposed on the property as described in the above-described March 23, 2006 deed.

SUBJECT TO existing easements, current taxes, restrictions, set-back lines and rights-of-way, and subject to any easements, current taxes, restrictions, set-back lines, rights-of-way and reservations, if any, of record.

TO HAVE AND TO HOLD unto the said GEORGE A. PARKER, III and to his heirs and assigns forever in fee simple.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
5th day of August, 20 15.

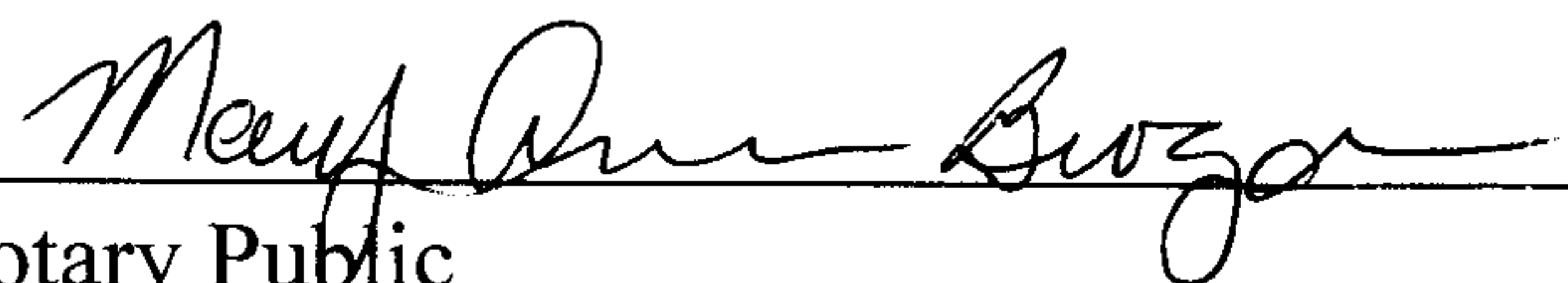
Bonnie F. Parker (SEAL)
BONNIE F. PARKER

STATE OF ALABAMA }
COUNTY OF SHELBY }


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I, the undersigned, a Notary Public in and for said County and said State, hereby certify that BONNIE F. PARKER, a widow, 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 seal, this 5th day of August,
20 15.



Notary Public

My Commission Expires. My Commission Expires May 01, 2018

MAIL TAX ASSESSMENT NOTICES TO GRANTEE
AT THE FOLLOWING ADDRESS:
George A. Parker, III
747 Mostellers Lane
Shelby, AL 35143
(205) 337-2938

Real Estate Sales Validation Form

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

Grantor's Name Bonnie F. Parker
Mailing Address 1761 Vestaview Lane
Vestavia, AL 35216

Grantee's Name George A. Parker, III
Mailing Address 747 Mostellers Lane
Shelby, AL 35143

Property Address 747 Mostellers Lane
Shelby, AL 35143
Lot 330 according to Survey of APCo
Recreational Cottage Site Sector 2
Map Book 22, Pg. 50A-C, Probate
Office of Shelby Co., AL

Date of Sale 08/03/2015
Total Purchase Price \$10 for life estate
or
Actual Value \$
or
Assessor's Market Value \$ 122,630.

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 (Purchase price set out in conveyance document)
☐ 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.

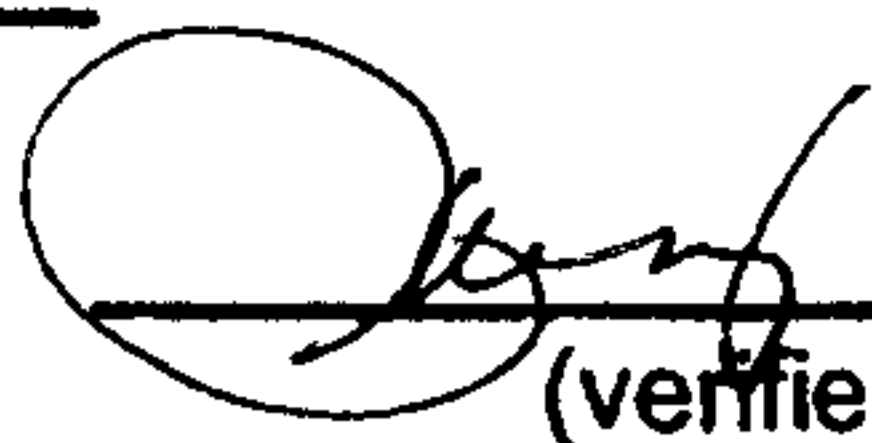
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 08/03/2015

Print Bonnie F. Parker, Grantor

☒ Unattested


(verified by)

Sign

Bonnie F. Parker
(Grantor/Grantee/Owner/Agent) circle one

All that is being conveyed with this Quit Claim Deed is the life estate reserved to Grantor, Bonnie F. Parker, in that Mar 23, 2006 deed that is recorded in the Probate Office of Shelby Co., AL as Document # 200603270001414000. The fee simple interest was already conveyed to the same Grantee in said Mar 23, 2006 deed.



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