

20160318000087560
03/18/2016 03:14:10 PM
QCDEED 1/4

RECORDING REQUESTED BY:

STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

PREPARED BY:

LYNN BYRD
29 PINEVILLE ROAD
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:

1636 KING JAMES DRIVE
ALABASTER, AL 35007

Deed consideration being paid by mortgage: \$0.00

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 25th day of January, 20 16, by first party **DAVID C. PARKER, MARRIED TO CLARA N PARKER AND PAMELA D. DUNCAN AND DENNIS D. DUNCAN, WIFE AND HUSBAND** to second party, **DAVID C. PARKER, A MARRIED PERSON.**

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of ALABASTER, County of SHELBY, State of ALABAMA to wit:

LOT 42, ACCORDING TO THE SURVEY OF KINGWOOD TOWNHOMES, PHASE II, AS RECORDED IN MAP BOOK 9, PAGE 73, IN THE SHELBY COUNTY, ALABAMA RECORDS.

APN: 13-7-26-1-001-008.036


Property Address: 1636 KING JAMES DRIVE, ALABASTER, AL 35007

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.


DAVID C. PARKER

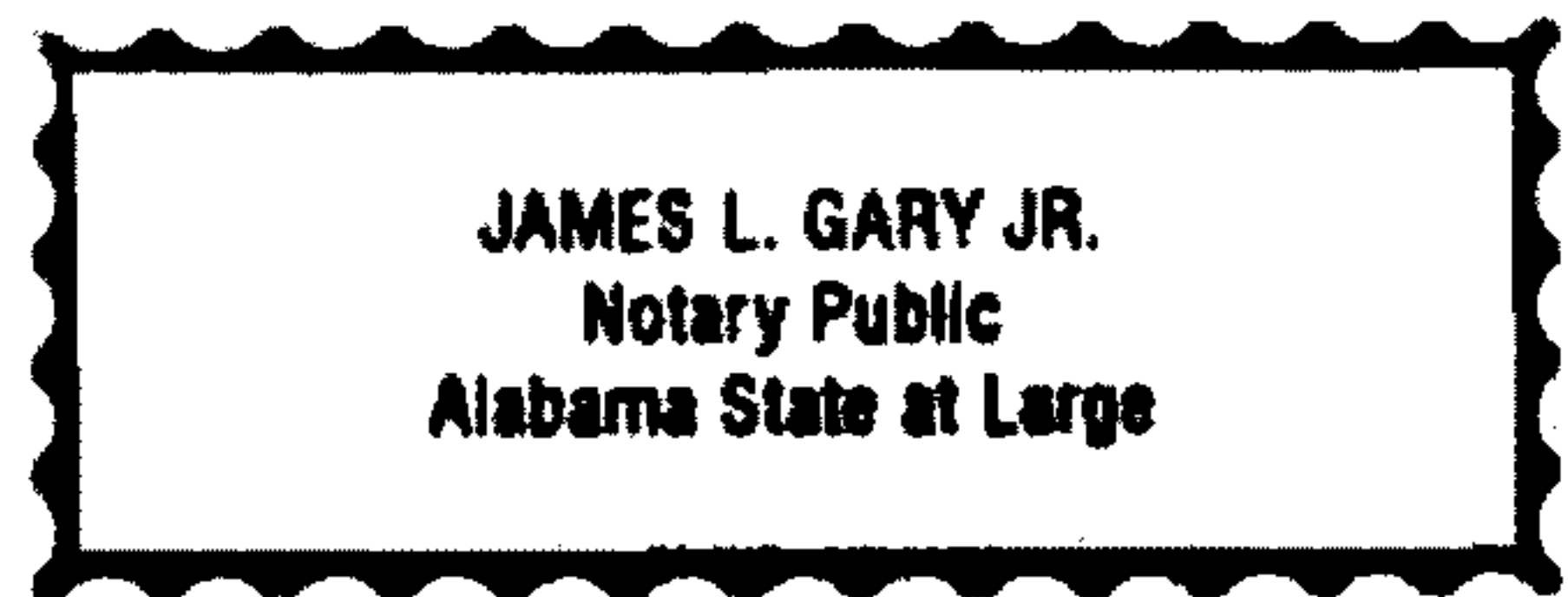

CLARA N PARKER


DENNIS D. DUNCAN


PAMELA D. DUNCAN

STATE OF ALABAMA
COUNTY OF STHELBY

} SS.



I, JAMES GARY, a Notary Public, hereby certify that **DAVID C. PARKER AND CLARA N PARKER, AND PAMELA D. DUNCAN AND DENNIS D. DUNCAN** whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 this 25TH day of JANUARY, 2016.

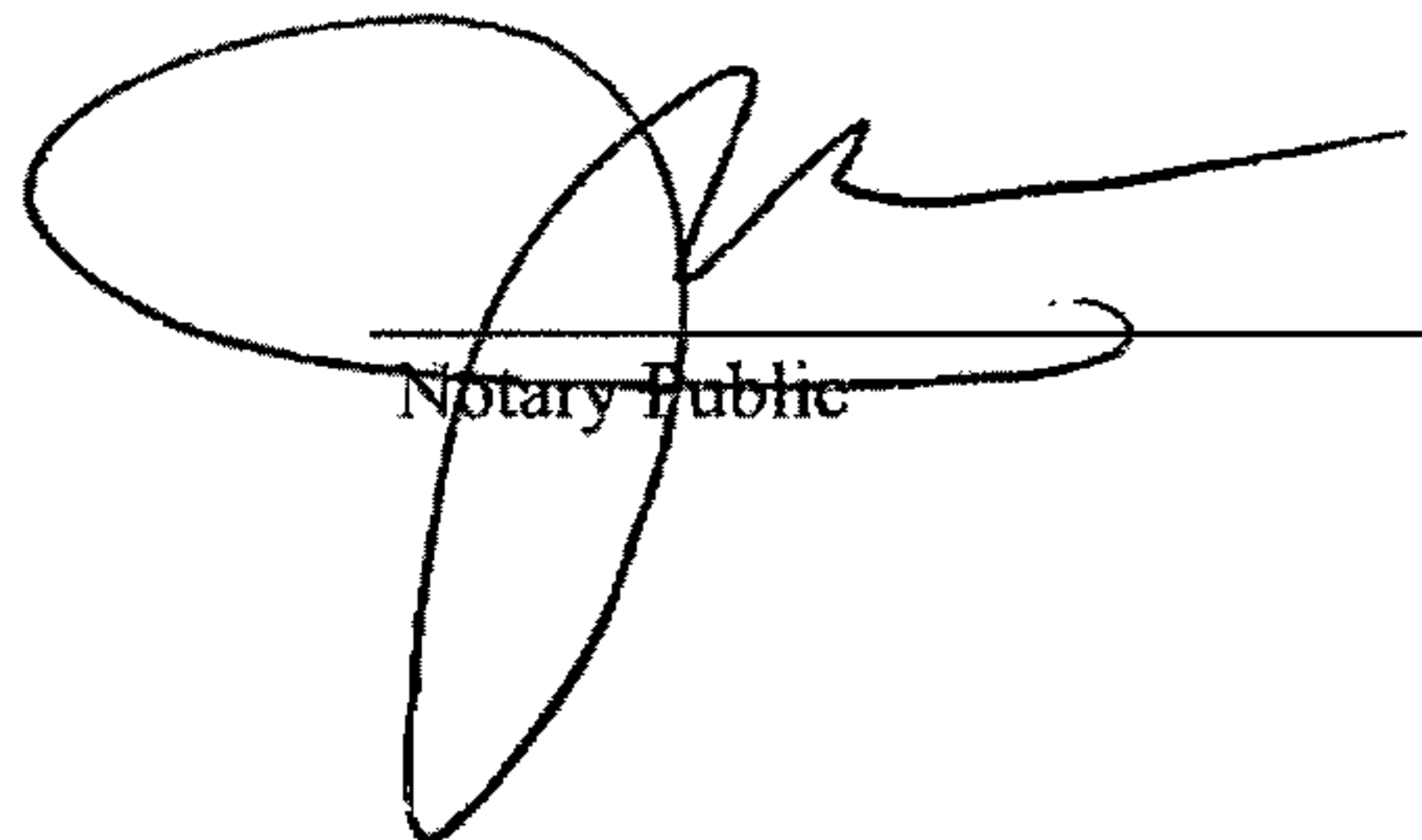

Notary Public

EXHIBIT A

The following described real property located in County of Shelby, State of Alabama, being more particularly described as follows:

Lot 42, according to the Survey of Kingwood Townhomes, Phase II, as recorded in Map Book 9, Page 73, in the Shelby County, Alabama records.

Being the same property conveyed to David C. Parker and Pamela D. Duncan and Dennis D. Duncan from Cayce A. Williams and Christie Williams, by Deed dated February 27, 2009, recorded March 3, 2009 as Inst. No. 20090303000077040.

Property Address: 1636 King James Drive, Alabaster, AL 35007

APN: 13-7-26-1-001-008.036

Real Estate Sales Validation Form

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

Grantor's Name David C. & Clara N. Parker
Mailing Address Pamela D. & Dennis D. Duncan
1636 King James Dr.
Alabaster, AL 35007

Grantee's Name David C. Parker
Mailing Address 1636 King James Dr.
Alabaster, AL 35007

Property Address 1636 King James Dr.
Alabaster, AL 35007

Date of Sale 1/25/2016

Total Purchase Price \$ 0.00

or

20160318000087560 03/18/2016 03:14:10

Actual Value

\$

or

PM QCDEED 4/4

Assessor's Market Value \$ 86,200.00 (64,650.00)

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

☒ 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 1/29/16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/18/2016 03:14:10 PM
\$88.00 CHERRY
20160318000087560

Print

Sign

Vickie McClanahan

Vickie McClanahan

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1