

Prepared by:  
Mary Etta Norsworthy  
1030 Karen Court  
Smyrna, Ga. 30082

After Recording Return to:  
Justin Keith Lynn  
635 Okalona Road  
Pell City, Al. 35128

## **ALABAMA QUIT CLAIM DEED**


**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid to **Linda Kent Sparks**, a married woman, residing at 608 S. Broad Street, Clinton, Laurens County, SC; **Sheila Kent Rochester**, a married woman, residing at 458 Rochester Drive, Clinton, Laurens County, SC and **Richard Versal Kent**, a married man, residing at 101 McMillan Street, Clinton, Laurens County, SC (hereinafter known as "Grantors") hereby **convey and quitclaim** to **Justin Keith Lynn**, a married man, residing at 635 Okalona Road, Pell City, St. Clair County, Alabama (hereinafter known as "Grantee") all interest which Grantors have, if any, in the following described real estate, situated in Shelby County, Alabama, being more particularly described as:

Starting at the Southwest corner of Section 14, Township 18, Range 1 East running East along Section line a distance of 168 feet; thence, West 40° North 184 feet; thence, North 10° East 83 feet; thence, West 50° North 67 feet to Section line; thence South along Section line 255 feet to Section Corner the point of beginning. Containing ½ acre more or less.

Said property being the same property conveyed by Ann Fowler to Bertie M. Rich and Joe L. Crawley by Warranty Deed recorded in Shelby County, Alabama, records in Book 236, Page 45, and the same property identified in the Heirship Deed recorded in Shelby County, Alabama, records on 11/15/2016 at 03:56:12PM. Said property is not, and never has been the Grantor's homestead.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

  
20180807000280740 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/07/2018 12:31:03 PM FILED/CERT

Shelby County, AL 08/07/2018  
State of Alabama  
Deed Tax: \$5.00

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 29<sup>th</sup> day of June, 2018.

**Grantors:**

Linda K. Sparks  
Linda Kent Sparks

Sheila Kent Rochester  
Sheila Kent Rochester

Richard Versal Kent  
Richard Versal Kent

**WITNESS:**

Shari Martin  
Name and Address  
270 Poole Rd.  
Clinton, SC 29325


STATE OF SOUTH CAROLINA  
COUNTY OF Laurens

I, the undersigned, a Notary Public in and for said County, in said State, hereby certifies that Linda Kent Sparks, Sheila Kent Rochester and Richard Versal Kent, whose names are signed above, and who proved to me on the basis of satisfactory evidence to be the persons who appeared before me.

☒ personally known to me or ☐ produced Identification (Type of ID \_\_\_\_\_), being informed of the contents of this instrument, has executed the same voluntarily on the date written above.

Given under my hand this 29 day of June, 2018

Yvonne D. Spaulman  
Notary Public  
My Commission Expires 4-11-2021

  
20180807000280740 2/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/07/2018 12:31:03 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Linda K. Sparks, et al  
Mailing Address 608 S. Broad St  
Clinton, SC 29325

Grantee's Name Justin Keith Lynn  
Mailing Address 635 Okalona Road  
Pell City, AL 35128

Property Address 126 Ponderosa Lane  
Sterrett, AL 35147

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_



20180807000280740 3/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/07/2018 12:31:03 PM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_

or 3/7 share of \$10,610.  
Assessor's Market Value \$ 4,547.13

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 Board of Equalization Notice  
☐ 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 8-7-18

Print Justin Keith Lynn

☐ Unattested

Sign Justin Keith Lynn

(verified by)

(Grantor/Grantee/Owner/Agent) circle one