



20181008000358550 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
10/08/2018 11:36:18 AM FILED/CERT

Prepared By

JoAnn Parker
980 Walther Blvd # 2626
Lawrenceville, Georgia
30043

After Recording Return To

Curtis Parker
875 Brand South Trail
Lawrenceville, Georgia
30046

Shelby County, AL 10/08/2018
State of Alabama
Deed Tax: \$6.00

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six thousand Dollars (\$6,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Curtis Parker and JoAnn Parker, a divorced couple, with Curtis Parker residing at 875 Brand South Trail, Lawrenceville, Georgia, 30046 and JoAnn Parker residing at 980 Walther Blvd # 2626, Lawrenceville, Georgia, 30043.

The receipt whereof is hereby acknowledged, the undersigned hereby quit claims and conveys to:

Curtis Parker, a single individual, residing at 875 Brand South, , Lawrenceville , Georgia, 30046

Nicholas Parker, a single individual, residing at 1100 Indian Trail Lilburn Rd, Apt 112, Norcross, Georgia, 30093



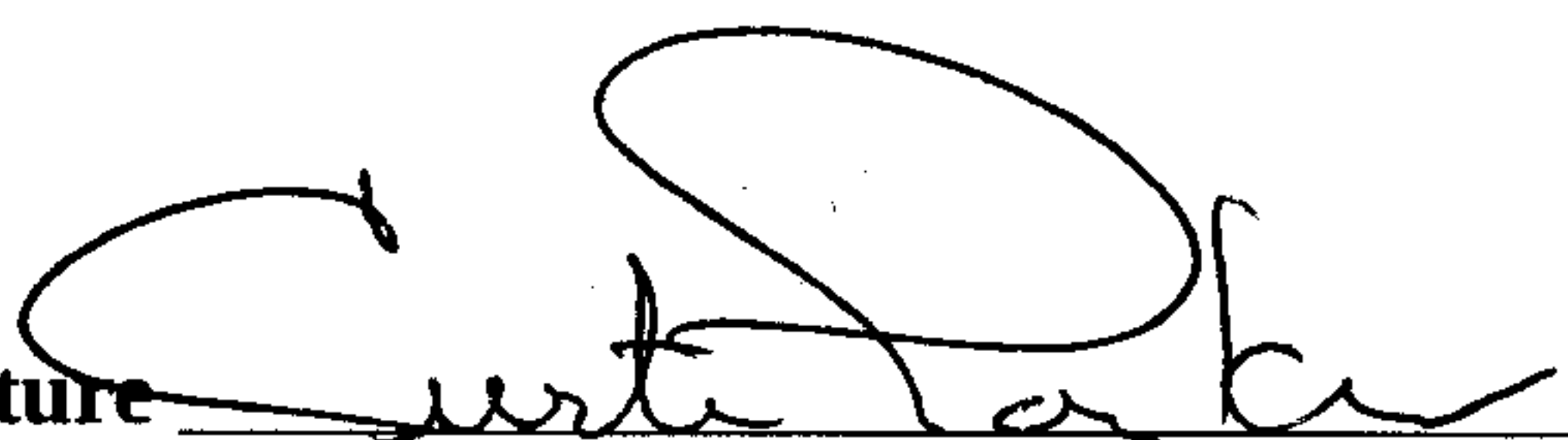
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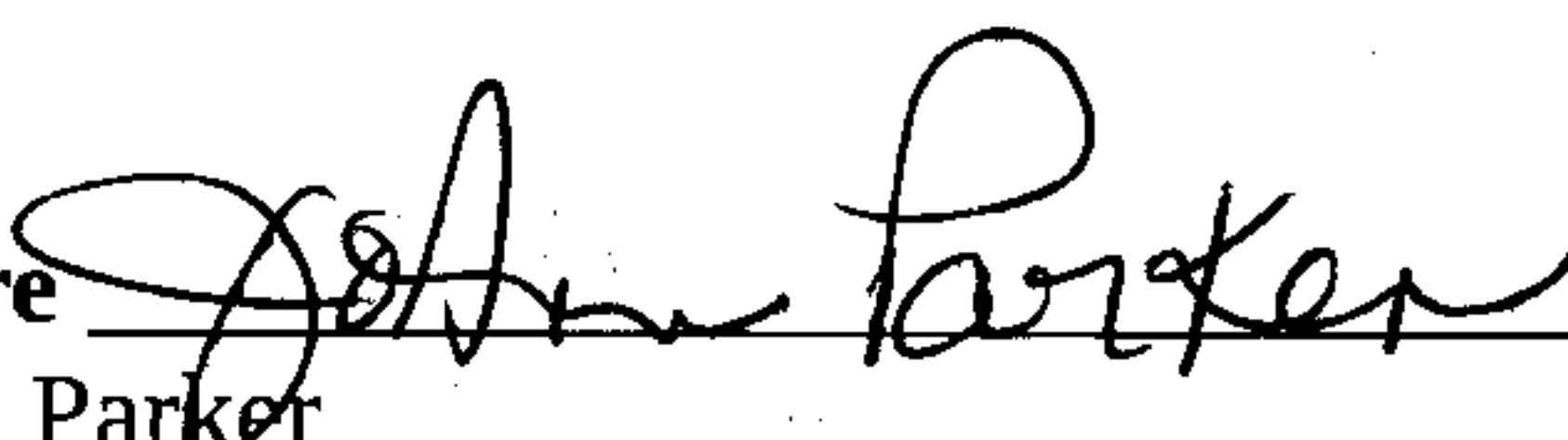
(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL NUMBER: 27 4 19 4 005 001.001 A part of Lots 46 and 47 of the Thomas Addition to Aldrich, as recorded in Map Book 3, page 52, in the office of the Judge of Probate Shelby County Alabama as described as:

Tract 1: Beginning at the southwest corner of Lot 47 of said Thomas Addition to Aldrich and run thence N 19 deg. 07' 08" W along the west line of said Lot 47 a distance of 210.49' to a rebar corner; thence run N 71 deg. 23' 45" E a distance of 411.49' to a rebar corner; thence run S 17 deg. 59' 44" E a distance of 179.52' to a rebar corner; thence run N 86 deg. 07' 00" W a distance of 179.60' to a rebar corner; thence run S 18 deg. 41' 28" E a distance of 200.05' to a rebar corner; thence run N 86 deg. 04' 42" W a distance of 262.05' E to the point of beginning. SUBJECT TO: * Property taxes for 2018 and subsequent years * Subject to rights, reservations and restrictions of record * Mineral and mining rights are not insured

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

CP
Grantor's Signature  Date September 28th 2018
Print Name: Curtis Parker
Address: 875 Brand South Trail, Lawrenceville, Georgia, 30046

JAP
Grantor's Signature  Date September 28th 2018
Print Name: JoAnn Parker
Address: 980 Walther Blvd # 2626, Lawrenceville, Georgia, 30043

State of Georgia)

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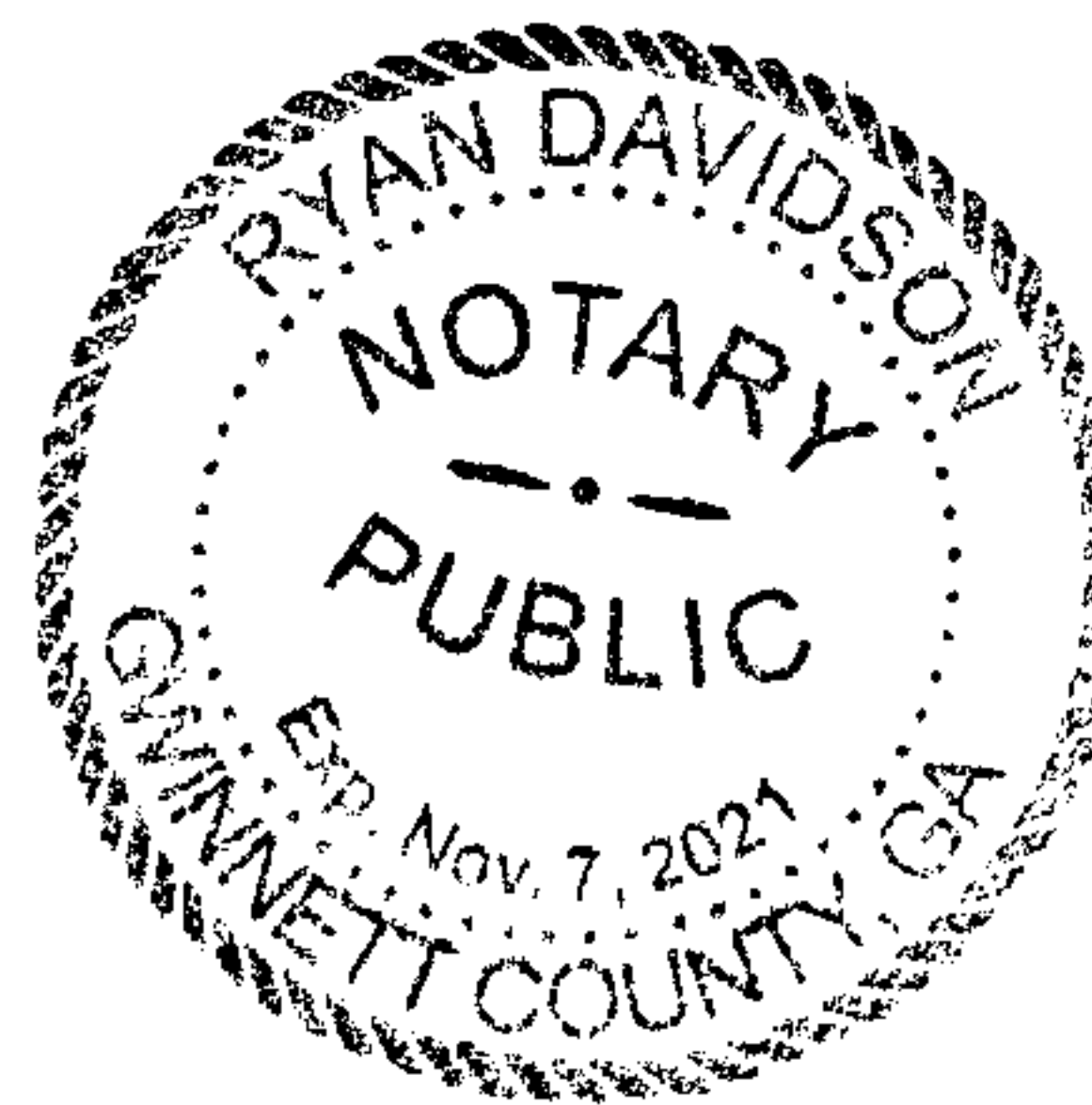
County of Gwinnett)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jo Ann Parker + Curtis Parker whose names are signed to the foregoing instrument, and who is
known to me, acknowledged before me on this day that, being informed of the contents of the
instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of September, 2018.

Ryan Davidson (SEAL)
Notary Public

My Commission Expires: 11/07/2021



Real Estate Sales Validation Form

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

Grantor's Name JoAnn Parker
Mailing Address 780 Walther Blvd
#2626
Lawrenceville, GA 30043

Grantee's Name Curtis Parker
Mailing Address 875 Brand S. Trall.
Lawrenceville, GA 30046

Property Address A part of lots 46 & 47
on the Thomas Addition to
Aldrich, Map Book 3
Page 52

Date of Sale 9/28/18
Total Purchase Price \$ 10000
or
Actual Value \$
or
Assessor's Market Value \$

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 9/28/18

Print JoAnn Parker

☒ Unattested

Sign JoAnn Parker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



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