

**THIS INSTRUMENT PREPARED BY:**  
**Stansel A. Brown, III**  
**Attorney at Law**  
**1705 Cogswell Ave**  
**Pell City, Alabama 35125**  
**Telephone:(205) 884-1877**


**Send Tax Notice To:**  
**Diane Patricia Wood**  
**1750 Davis Acres Drive**  
**Alpine, Alabama 35014**

Shelby County, AL 12/27/2018  
State of Alabama  
Deed Tax:\$5.00

**QUITCLAIM DEED**

**STATE OF ALABAMA)**

**SHELBY COUNTY )**

  
20181227000449850 1/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/27/2018 10:42:55 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS,** That for and in consideration of the sum of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned, and other good and valuable consideration the receipt whereof is hereby acknowledged, the undersigned Roger Parks, a single man, and Diane Patricia Wood, a single woman, hereinafter called Grantor(s) (Whether one or more), hereby remises, releases, quit claims, grants, sells, and conveys to Diane Patricia Wood, hereinafter called Grantee (whether one or more), all their rights, title, interest and claim in or to the following described real estate, situated Shelby County, Alabama, to-wit:

**BEGIN AT THE NORTHEAST CORNER OF SW ¼ OF SW ¼ OF NW ¼ OF SECTION 18, TOWNSHIP 20, RANGE 3 WEST, AND RUN THENCE WEST ALONG THE NORTH BOUNDARY OF SAID TEN ACRE TRACT 220 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND WHICH SAID POINT CONSTITUTES THE NORTHWEST CORNER OF THE MCCARLEY PROPERTY ; THENCE CONTINUE WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 220 FEET TO A POINT ; THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID TEN ACRE TRACT 220 FEET ; THENCE CAST PARALLEL WITH THE SOUTH BOUNDARY OF SAID TEN ACRES 220 FEET TO THE SOUTHWEST CORNER OF SAID MCCARLEY PROPERTY ; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID MCCARLEY PROPERTY TO THE POINT OF BEGINNING.**

**A RIGHT OF WAY AND EASEMENT FOR A ROAD OVER AND ALONG THE HEREINAFTER DESCRIBED PROPERTY : BEGIN AT THE NE CORNER OF THE SW ¼ OF THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 20, RANGE 3 WEST ; RUN WEST ALONG THE NORTH BOUNDARY OF SAID TEN ACRE TRACT 440 FEET TO THE POINT OF BEGINNING OF TRACT OF LAND OVER WHICH EASEMENT WILL BE LOCATED ; THENCE TURN TO THE LEFT AND RUN SOUTHERLY ALONG THE WESTERN BOUNDARY OF PROPERTTY CONVEYED TO THE GRANTEES BY GRANTORS A DISTANCE OF 10 FEET TO A POINT ; THENCE TURN TO THE RIGHT AND RUN IN A WESTERLY DIRECTION PARALLEL WITH THE NORTHERN BOUNDARY OF SAID TEN ACRE TRACT TO A DIRT ROAT ; THENCE TURN TO THE RIGHT AND RUN ALONG SAID DIRT ROAD TO A POINT WHERE THE SAME IS INTERESECTED BY THE NORTH BOUNDARY OF SAID TEN ACRE TRACT ; THENCE TURN TO THE RIGHT AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID TEN ACRE TRACT TO A POINT OF BEGINNING;**

**BEGIN AT THE NW CORNER OF THE SW ¼ OF THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 3 WEST ; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID ¼ - ¼ - ¼ SECTION, 110.00 FEET ; THENCE TURN LEFT 89 DEGREES 26 MINUTES 54 SECONDS AND RUN EASTERLY 150.15 FEET ; THENCE SOUTHEASTERLY 18.10 FEET; THENCE TURN LEFT 51 DEGREES 48 MINUTES 53 SECONDS AND RUN NORTHEASTERLY 30.74 FEET ; THENCE TURN LEFT 69 DEGREES 27 MINUTES 18 SECONDS AND RUN NORTHWESTERLY 115.51 FEET ; THENCE TURN LEFT 53 DEGREES 28 MINUTES 28 SECONDS AND RUN 143.54 FEET TO THE POINT OF BEGINNING.**

**DESCRIPTIONS FURNISHED BY THE PARTIES.**

**\*\*NO TITLE SEARCH PERFORMED, NONE REQUESTED. LEGAL DESCRIPTION PROVIDED BY GRANTOR(S).**

**\*\*Diane Parks and Diane Patricia Wood are one and the same.**

**TO HAVE AND TO HOLD** to said Diane Patricia Wood, forever.

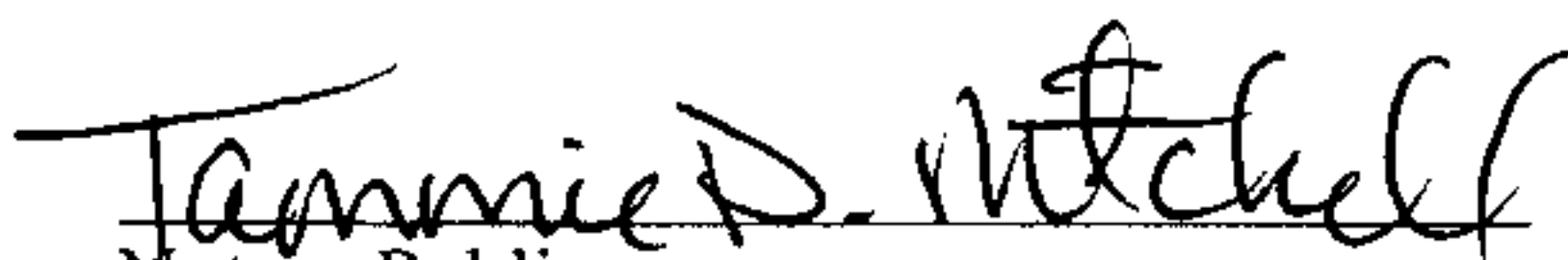
  
Roger Parks, **GRANTOR**


**STATE OF ALABAMA)**

**ST. CLAIR COUNTY )**

I, Tammie D. Mitchell, the undersigned authority, a Notary Public in and for said County, in said State, hereby certifies that Roger Parks, Grantor, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of December, 2018.

  
Notary Public

  
20181227000449850 2/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/27/2018 10:42:55 AM FILED/CERT


Diane Patricia Wood  
Diane Patricia Wood, GRANTOR

STATE OF ALABAMA )  
                                  )  
ST. CLAIR COUNTY )

I, Tammie D. Mitchell, the undersigned authority, a Notary Public in and for said County, in said State, hereby certifies that Diane Patricia Wood, Grantor, 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 official seal this the 20th day of December, 2018.

Tammie D. Mitchell  
Notary Public

  
20181227000449850 3/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/27/2018 10:42:55 AM 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 Roger Parks  
Mailing Address no address

Grantee's Name Diane Patricia Wood  
Mailing Address 1750 Davis Acres Dr.  
Alpine, AL 35014

Property Address 1500 mimosa Dr  
Helena al 35080

Date of Sale 12/20/18  
Total Purchase Price \$ 5,000

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

or  
Assessor's Market Value \$ \_\_\_\_\_



20181227000449850 4/4 \$29.00  
Shelby Cnty Judge of Probate, AL  
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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 12/20/18

Print Roger Parks

Unattested Tammie D. [Signature]  
(verified by)

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