

20190719000258490
07/19/2019 02:11:36 PM
QCDEED 1/6

AFTER RECORDING RETURN TO:

Nancy D. Parker
Marvin Ramsey
Eric Wayne Parker

File No. 17-670884

MAIL TAX STATEMENTS TO:

Nancy D. Parker
Marvin Ramsey
Eric Wayne Parker

THIS DOCUMENT PREPARED BY:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 14-8-27-3-007-003.000

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 12 day of July, 2019, by and between **Nancy D. Parker, an unmarried woman, with a mailing address of 148 Birkdale Lane, Pelham, AL 35124 and Eric Wayne Parker, an unmarried man, with a mailing address of 100 Cambridge Pt Dr, Alabaster, AL 35007 and Marvin Ramsey, an unmarried man, with a mailing address of 2691 Thomas Ct, Livermore, CA 94550**, hereinafter referred to as Grantor(s) and **Nancy D. Parker, an unmarried woman and Marvin Ramsey, an unmarried man and Eric Wayne Parker, an unmarried man, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, a mailing address of 148 Birkdale Lane, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

Lot 2216, according to the Final Plat of Birkdale at Ballantrae, as recorded in Map Book 49, Page 27, in the Probate Office of Shelby County, Alabama.

A.P.N.: 14-8-27-3-007-003.000

Also known as: 148 Birkdale Lane, Pelham, AL 35124

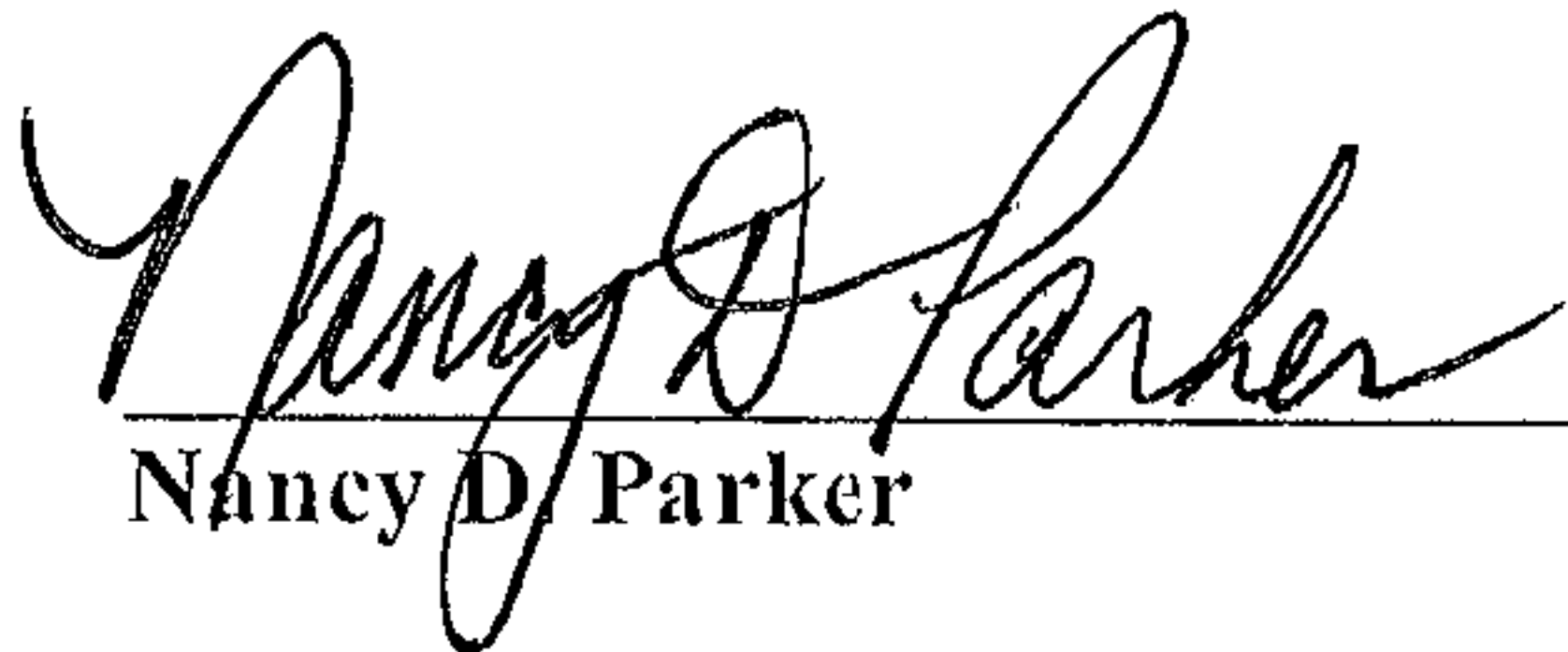
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,
AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number 20190320000090090, Recorded: 03/20/2019

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining
unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever
in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding
any of the creditors of the Grantor(s).

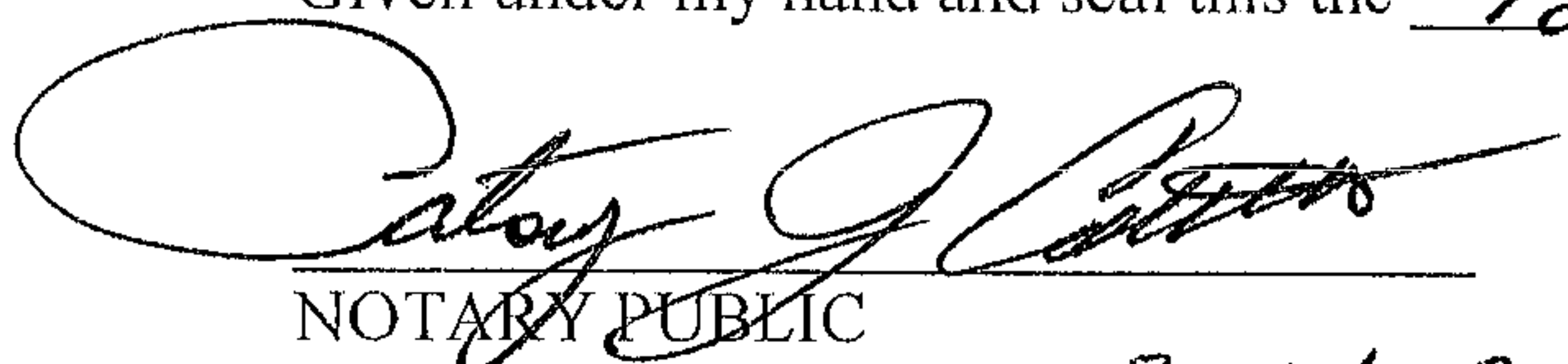
Executed on this 12 day of July, 2019.


Nancy D. Parker

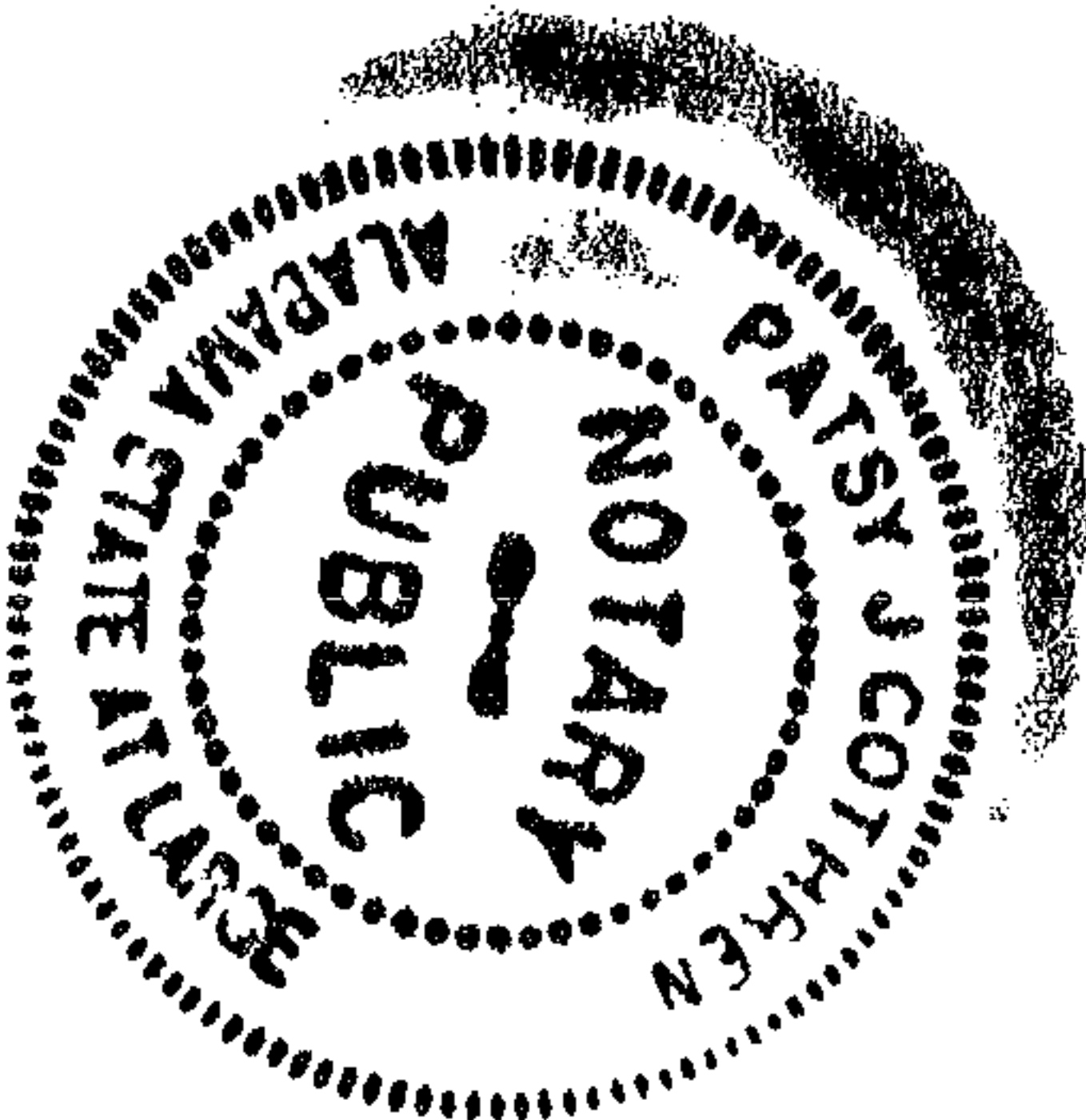
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Nancy D. Parker**
whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me
on this day that being informed of the contents of said conveyance, she/he/they executed the same
voluntarily on the day the same bears date.

Given under my hand and seal this the 12 day of July, 2019.


NOTARY PUBLIC

My commission expires: 3-14-2020



Executed on this 12 day of July, 2019.

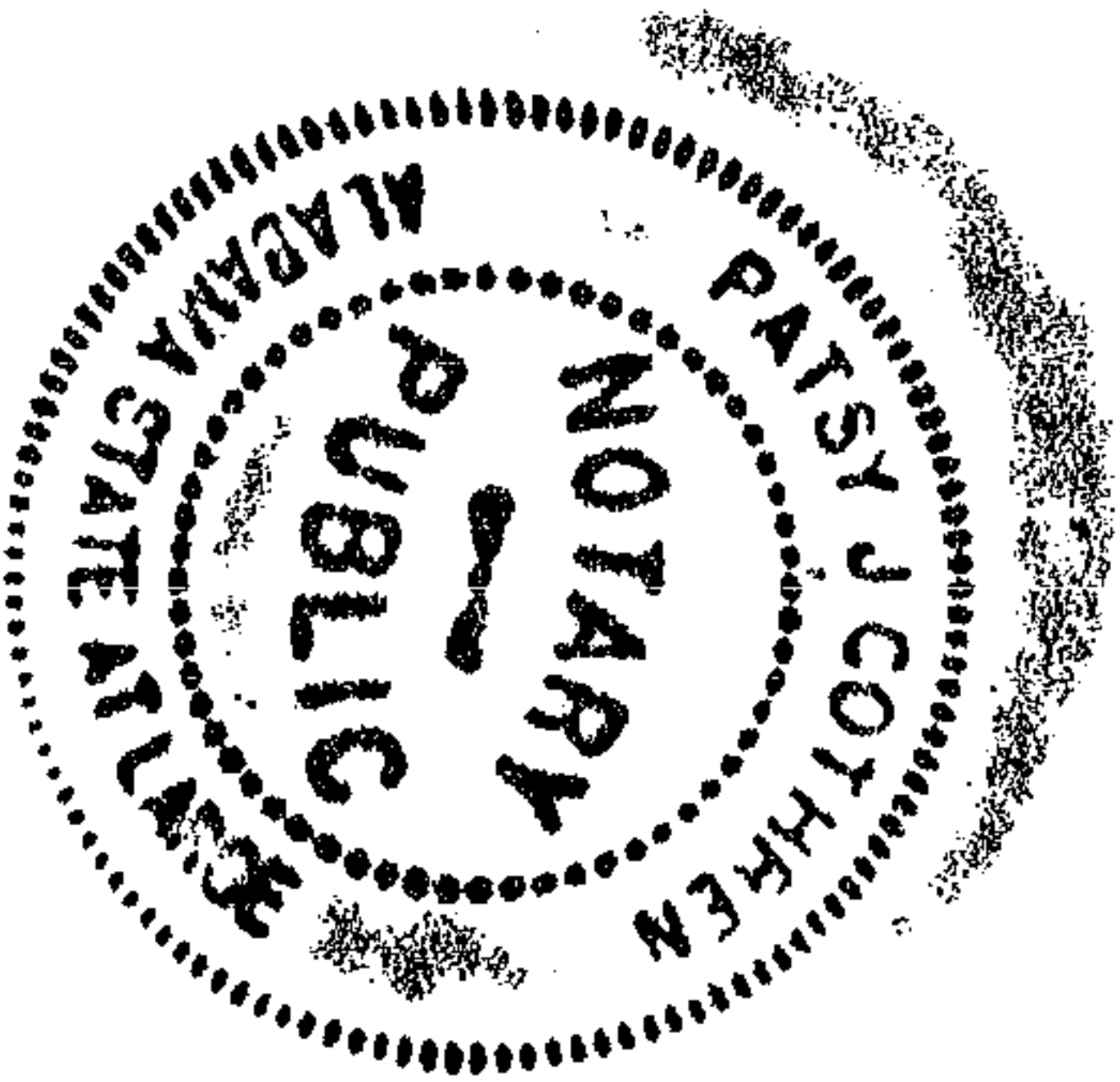
Eric Wayne Parker
Eric Wayne Parker

STATE OF ALABAMA
COUNTY OF SHELBY

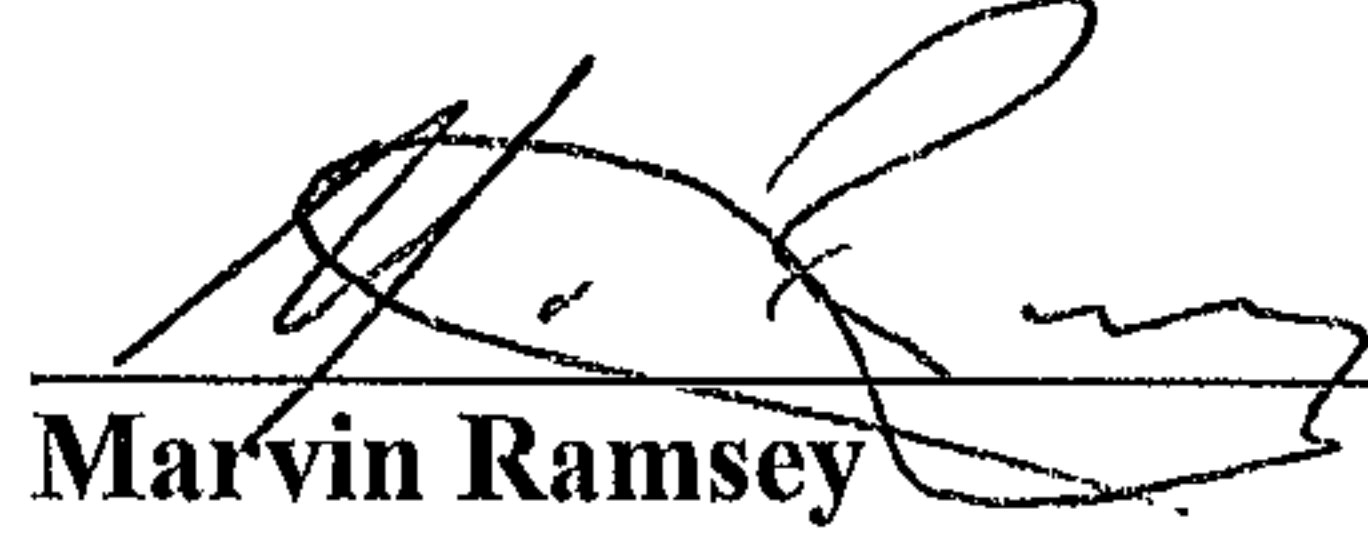
I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Eric Wayne Parker** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 12 day of July, 2019.

[Signature]
NOTARY PUBLIC
My commission expires: 3-14-2020



Executed on this 12 day of July, 20 19.


Marvin Ramsey

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Marvin Ramsey** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 12 day of July, 20 19.


NOTARY PUBLIC

My commission expires: _____

No title exam performed by the preparer. Legal description and party's names provided by the party.

Clear Claim

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

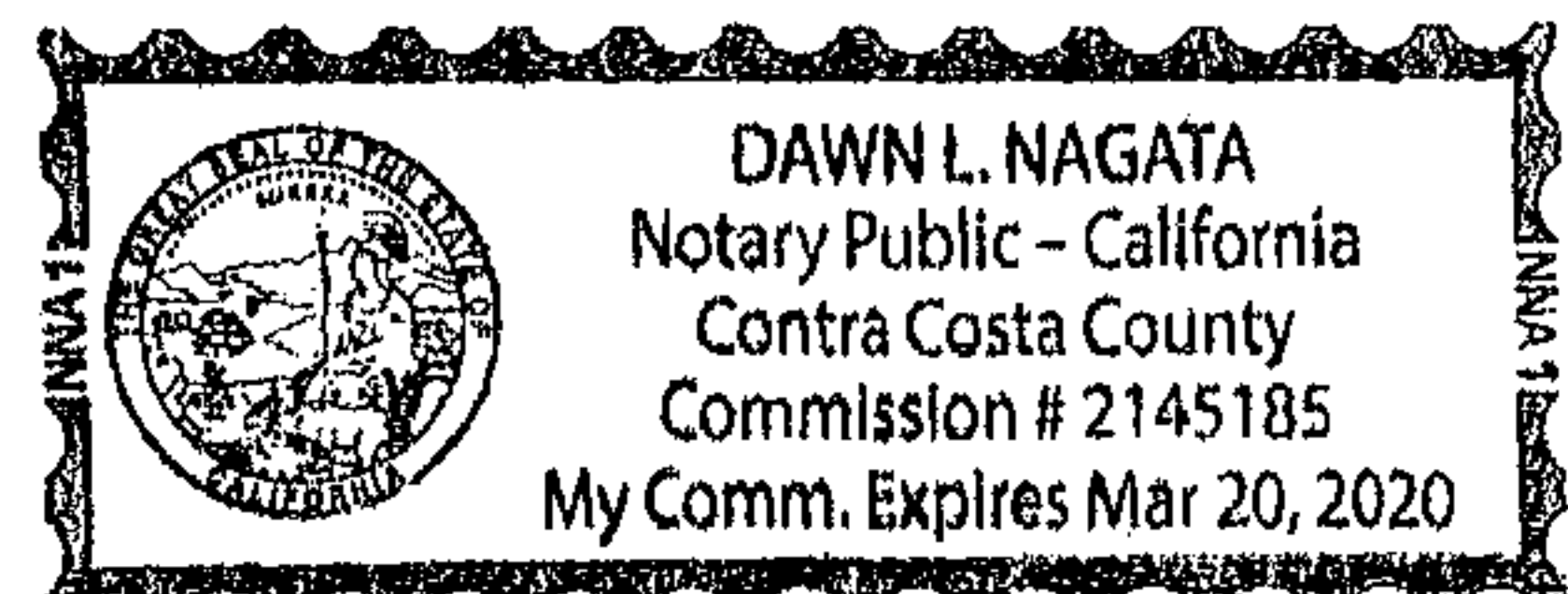
On July 12 2019 before me, DAWN L. NAGATA, Notary Public
(insert name and title of the officer)

personally appeared Marvin Ramsey
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dawn L. Nagata (Seal)



Real Estate Sales Validation Form

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

Grantor's Name MARVIN RAMSEY
Mailing Address 2691 TRENAS CT
LIVEMORE CA 94550

Grantee's Name Nancy D Parker
Mailing Address 100 Cambridge Pt Dr
Alabaster AL 35007

Property Address 148 BINKDALE LN
PELHAM, AL 35124

Date of Sale 7/12/19
Total Purchase Price \$ 0

or
Actual Value \$

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Assessor's Market Value \$ 113,700

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 market value
☐ 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 7/12/2019

Print MARVIN RAMSEY

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
07/19/2019 02:11:36 PM
\$144.00 CHERRY
20190719000258490

Alex S. Boyd

Form RT-1