

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Pkwy (205) 624-2121

Pelham, AL 35124

Send Tax Notice to:

(Name) Michael Parker

(Address) 104 Hwy 22

Montevallo AZ 85115

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars and Other Good and Valuable Consideration (\$10.00)** to **Peggy W. McDaniel Broadhead, an unmarried woman, the sole heir and next-of kin of Harry McDaniel and Edith McDaniel, deceased**, the “Grantor” herein, in hand paid by **Michael Parker**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title, interest, and claim in or to the following described real estate, to wit:

Lot 1 in Block 2, according to Thomas addition to the Town of Aldrich, map of which was recorded in the office of the Judge of Probate of Shelby County, Alabama, on February 23, 1944 in Map Book No. 3, and being also known as Dwelling House No. 13 of the former Montevallo Coal Mining Company, at Aldrich, Alabama.

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.
- Peggy W. McDaniel Broadhead and Betty D McDaniel Scott, were the surviving heirs of Harry McDaniel and Edith McDaniel. Harry McDaniel having died on or about 7/20/62. His estate was never submitted to probate, and no such probate proceedings are anticipated. Edith McDaniel having died on or about 7/9/05. Her estate was never submitted to probate, and no such probate proceedings are anticipated. Betty D McDaniel having died on or about July 7th, 2016. Betty was unmarried at the time of her decease. Her estate was never submitted to probate, and no such probate proceedings are anticipated.
- Source of Title: Deed Book: 123 Page: 580

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Michael Parker** and Grantee’s heirs and assigns forever.

Given under my hand and seal this 3 day of Oct. 2019.

Peggy W. McDaniel Broadhead
Peggy W. McDaniel Broadhead

20191126000440020 1/2 \$54.50
Shelby Cnty Judge of Probate, AL
11/26/2019 12:48:55 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Peggy W. McDaniel Broadhead** who 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 that same bears date.

Given under my hand and official seal on the 3 day of Oct, 2019.

Lisa Stafford
Notary Public
Commission Expires
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 06-07-2021

NOTARY PUBLIC
STATE OF ALABAMA
LISA STAFFORD

Shelby County, AL 11/26/2019
State of Alabama
Deed Tax: \$28.50

Real Estate Sales Validation Form

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

Grantor's Name Peggy W. McDaniel Broadhead
Mailing Address 3893 Hwy 10
Montevallo, AL 35115

Grantee's Name Michael Parker
Mailing Address 104 Hwy 22
Montevallo AL 35115

Property Address 1390 Hwy 10
Montevallo, AL 35115

Date of Sale 10-3-19
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 28,170.00

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Tax Bill |
| <input type="checkbox"/> 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 10-3-19

Print Cassy L. Oakley

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20191126000440020 2/2 \$54.50
Shelby Cnty Judge of Probate, AL
11/26/2019 12:48:55 PM FILED/CERT

Print Form