

**This instrument was prepared by:**  
Jonathan A. Spann  
Morrison & Spann, LLC  
Post Office Box 278  
Columbiana, Alabama 35051

**Please send tax notice to:**  
Terry Parker  
112 tallons point  
Madison, MS 39110

**QUITCLAIM DEED**

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten and 00/100 dollars (\$10.00) and pursuant to the Shelby County Circuit Court's Final Judgment of Divorce, Case No. DR-2013-900281, and other good and valuable consideration there receipt thereof is hereby acknowledged, the undersigned, Mary Jane Hogan, an unmarried woman (hereinafter referred to as "Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to Terry Parker, an unmarried man (hereinafter referred to as "Grantee") all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

*From a 1/2" rebar at the Southeast corner of Section 21, Township 19 South, Range 1 East, run thence West along the South boundary of said Section 21, a distance of 260.00 feet to a point that is 5085.15 feet East of a 2" pipe at the Southwest corner of said Section 21; thence turn 88 degrees 13 minutes 09 seconds right and run 4.07 feet to a point on the northerly boundary of Shelby County Highway #280 (Old U.S. Highway # 280) (80' R.O.W.); thence continue along said course and along an accepted property line a distance of 205.93 feet to a point; thence turn 89 degrees 28 minutes 40 seconds left and run 218.00 feet along an accepted property line to a 1/2" pipe, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 221.72 feet to a 1/2" rebar; thence turn 90 degrees 31 minutes 20 seconds left and run 191.76 feet to a 1/2" rebar on the Northerly boundary of aforementioned Shelby County Highway # 280; thence turn 87 degrees 03 minutes 23 seconds left and run 222.00 feet along said highway boundary to a 1/2" pipe; thence turn 92 degrees 56 minutes 37 seconds left and run 201.14 feet along an accepted property line to the point of beginning of herein described parcel of land; being situated in the SE 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.*

*Less and except that portion of subject lying East of fence as shown by survey of Sam W. Hickey dated May 23, 2003.*

*Subject to the condition that Grantee shall maintain a neat/business appearance on said property; no trailers allowed on property; and property may not be used as an industrial site.*

**TO HAVE AND TO HOLD** the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Grantee, their heirs, and assigns forever.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Quit Claim Deed on the 2nd day of June, 2020.

*Mary Jane Parker*  
MARYJANE PARKER

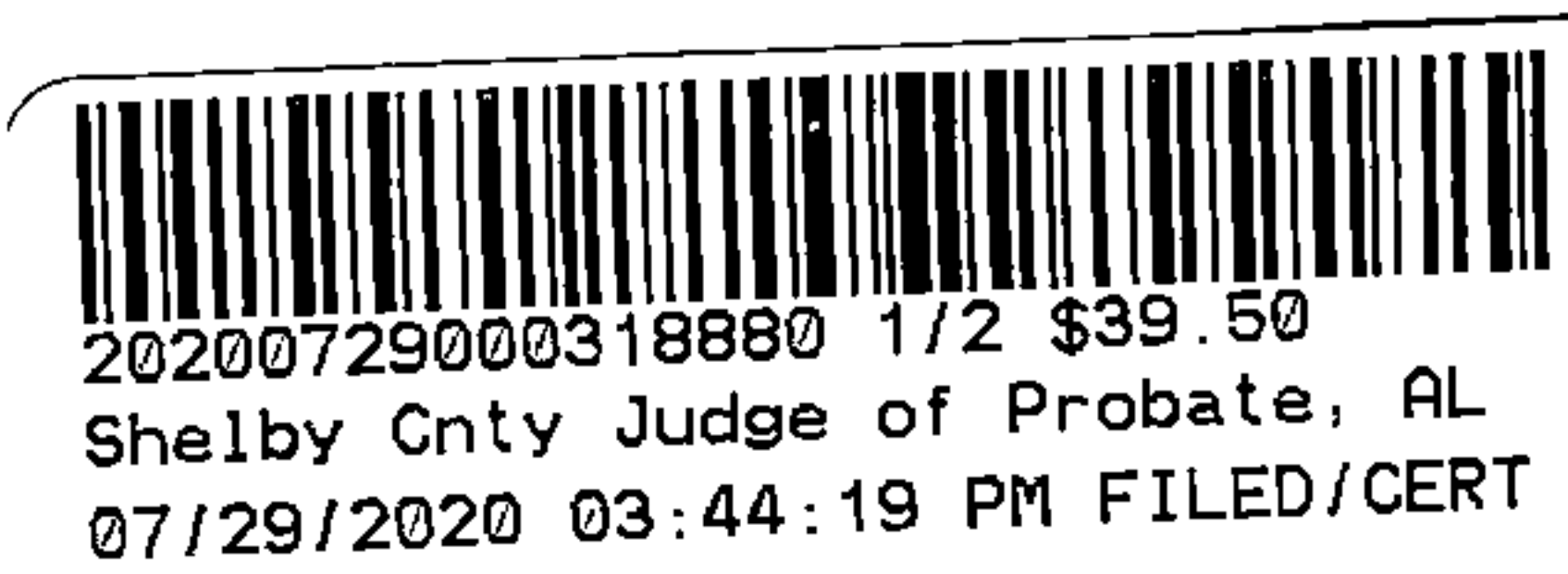
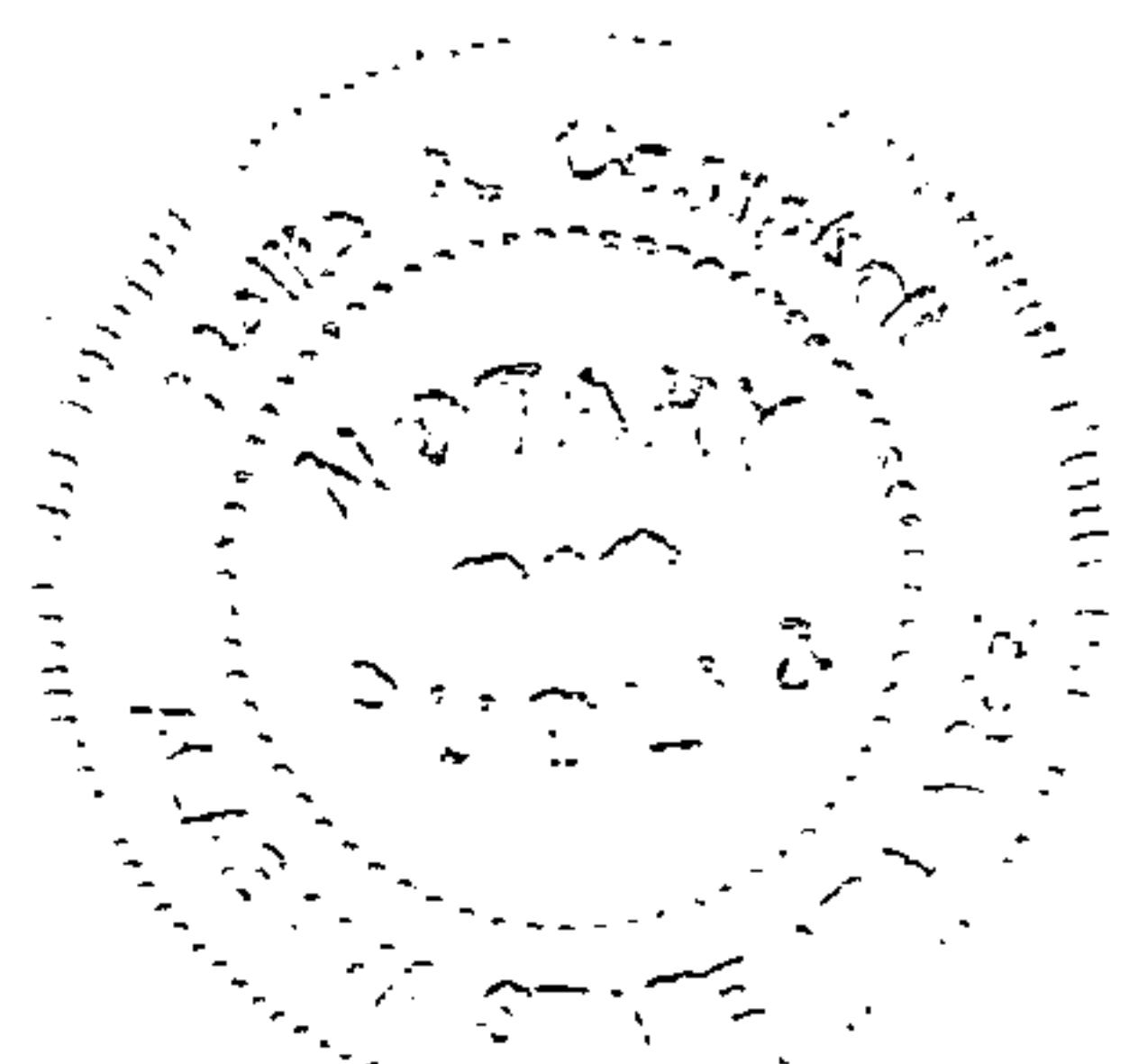
**STATE OF ALABAMA** )  
**COUNTY OF SHELBY** )

Shelby County, AL 07/29/2020  
State of Alabama  
Deed Tax: \$14.50

I, the undersigned, a Notary Public, hereby certify that MARY JANE PARKER, whose name is signed to the foregoing deed, 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 this the 2nd day of June, 2020.

*Heidi Campbell*  
Notary Public  
My Commission Expires: 4.30.22





Real Estate Sales Validation Form

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

Grantor's Name Mary Jane Hogan  
Mailing Address 230 Hwy 414  
Wilsonville, AL 35186

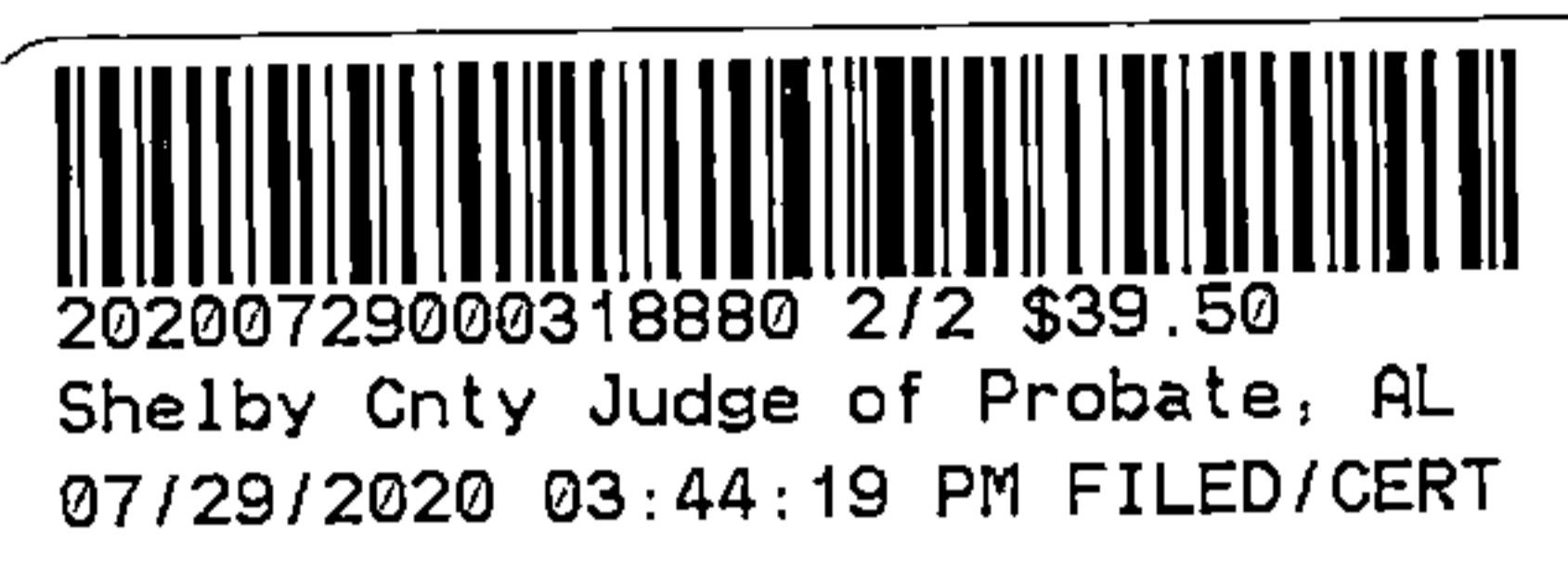
Grantee's Name Tom Parker  
Mailing Address 112 Tallons Point  
Madison, MS 39110

Property Address no address

Date of Sale 6/2/2020  
Total Purchase Price \$ \_\_\_\_\_

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

or  
Assessor's Market Value \$ 29,000 1/2 = 14,500



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 \_\_\_\_\_

Print Hollie Campbell

Unattested  
\_\_\_\_\_  
(verified by)

Sign Hollie Campbell  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one