

20201009000459110 1/2 \$143.00  
Shelby Cnty Judge of Probate, AL  
10/09/2020 12:21:53 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P. O. Box 587  
Columbiana, Alabama 35051

## QUITCLAIM DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA,  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Ronald Alexander, a married man (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Rodney A. Alexander and Heather R. Parrish, as joint tenants with right of survivorship (hereinafter called GRANTEES) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5 and Lot 7 of the Mandy Alexander Family Subdivision, as recorded in Map Book 45, Page 19, in the Probate Office of Shelby County, Alabama.

The above-described property is not the homestead of GRANTOR or his spouse.

TO HAVE AND TO HOLD to said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor forever.

Given under the hand and seal of GRANTOR, this 8th day of October, 2020.

*Ronald Alexander*

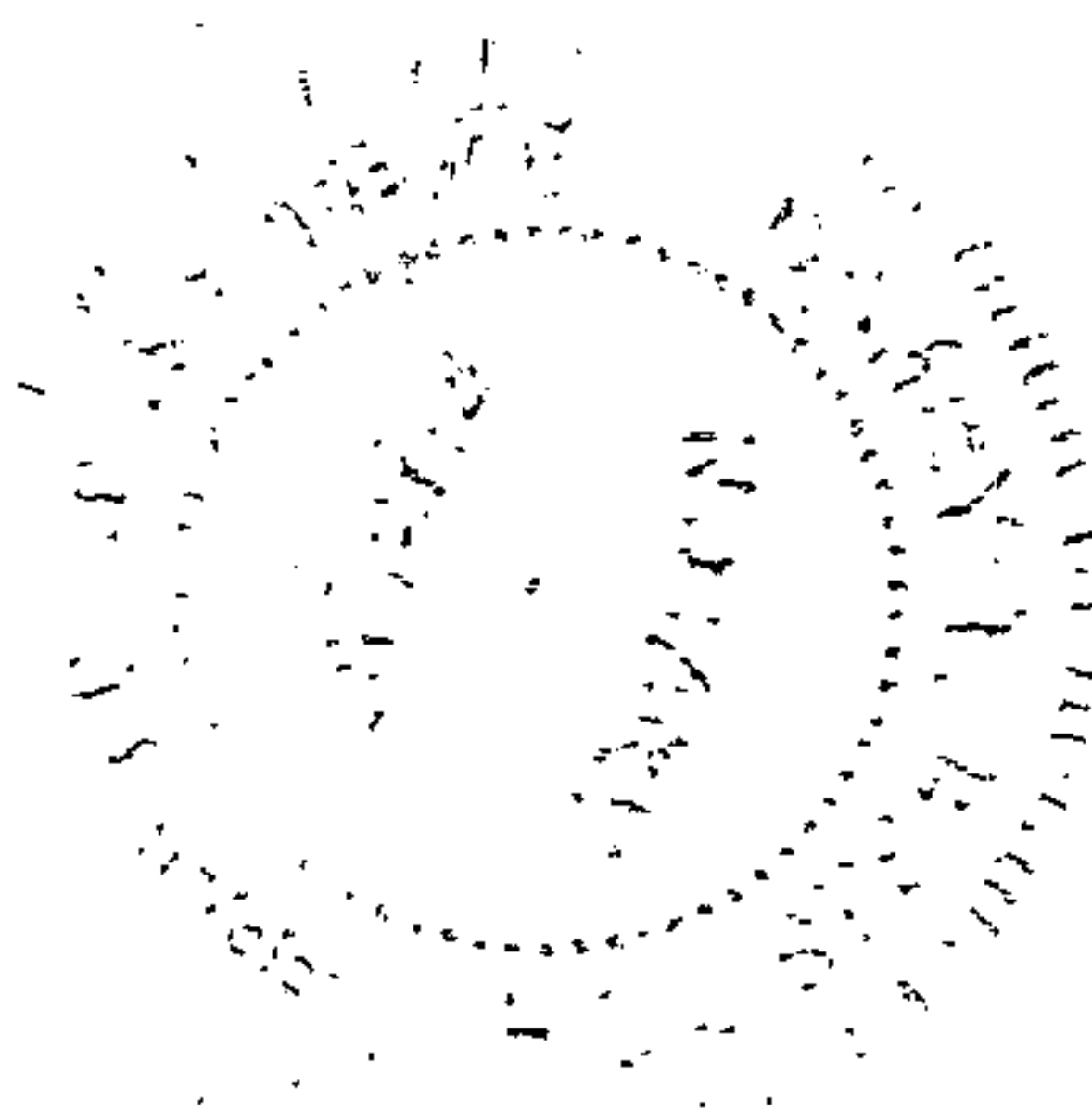
Ronald Alexander

Shelby County, AL 10/09/2020  
State of Alabama  
Deed Tax: \$118.00

STATE OF ALABAMA  
COUNTY OF Bibb

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald Alexander, 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 10th day of October, 2020.



*James Briscoe*  
Notary Public

My commission expires: 3-1-2023

# Real Estate Sales Validation Form

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

Grantor's Name Ronald Alexander  
Mailing Address 9340 Montevallo Rd  
Centerville, AL 35042

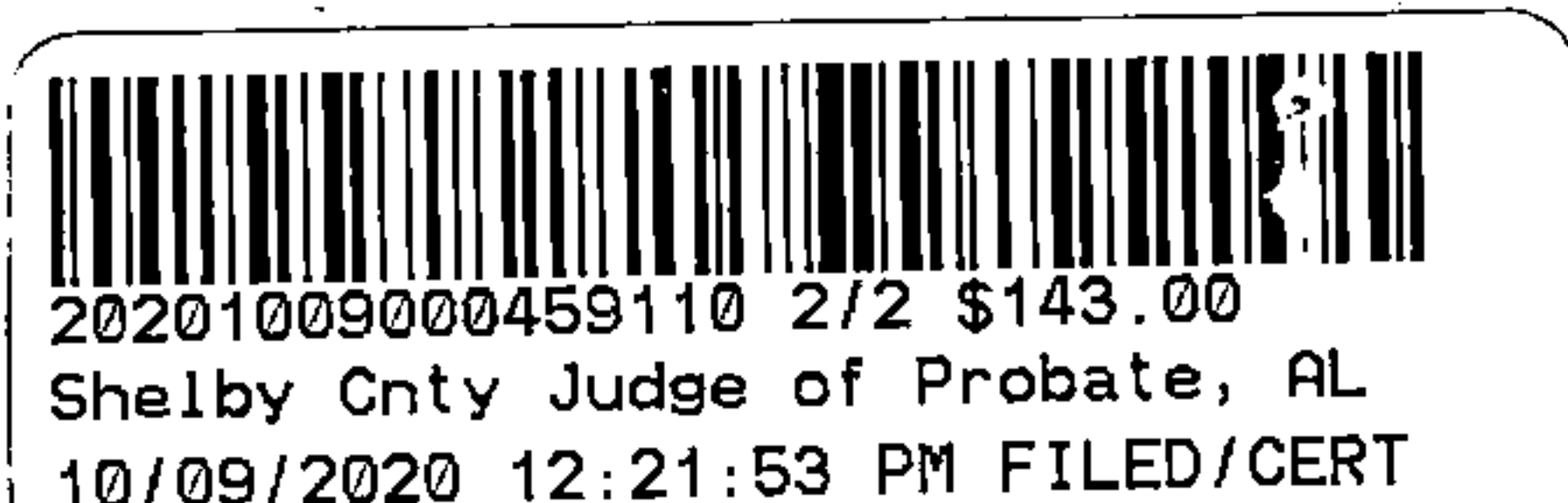
Grantee's Name Rodney A. Alexander  
Mailing Address Heather R. Parrish  
11910 Hwy 17  
Montevallo, AL 35115

Property Address 11910 Hwy 17  
Montevallo, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

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

or  
Assessor's Market Value \$ 117,060



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 Ronald Alexander

☐ Unattested

Sign Ronald Alexander

(verified by)

Grantor (Grantee/Owner/Agent) circle one