

Prepared By

JoAnn Parker
14204 Kensington Trace
Lithonia, Georgia
30038

Shelby County, AL 01/04/2021
State of Alabama
Deed Tax: \$5.50

After Recording Return To

Curtis Parker
875 Brand South Trail
Lawrenceville, Georgia
30046


20210104000000400 1/5 \$39.50
Shelby Cnty Judge of Probate, AL
01/04/2021 08:43:55 AM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five thousand two hundred Dollars (\$5,200.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Ida Bolling, a single individual, residing at 435 Waller Street, P.O Box 276, Montevallo, Alabama, 35115.

The receipt whereof is hereby acknowledged, the undersigned hereby quit claims and conveys to:

Curtis Parker, a single individual, residing at 875 Brand South Trail, Lawrenceville, Georgia, 30046

Nicholas Parker, a single individual, residing at 875 Brand South Trail, Lawrenceville, Georgia, 30046

(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of land situated in the S.W. 1/4 of Section 19 and in the N.W. 1/4 of Section 30, all being in Township 22 South, Range 3 West, and being a part of Lot 46 of the THOMAS ADDITION TO ALDRICH, as recorded in Map Book 3 page 52 in the office of the Judge of Probate of Shelby County, Alabama, and being more particularly described in the attached map (Attachment 1) as prepared by Samuel J. Martin, a Registered Land Surveyor (#12501) in the State of Alabama, dated Oct 15, 2018.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature Ida Bolling **Date** August 22, 2020
Print Name: Ida Bolling
Address: 435 Waller Street, P.O Box 276, Montevallo, Alabama, 35115



20210104000000400 2/5 \$39.50
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State of Alabama)

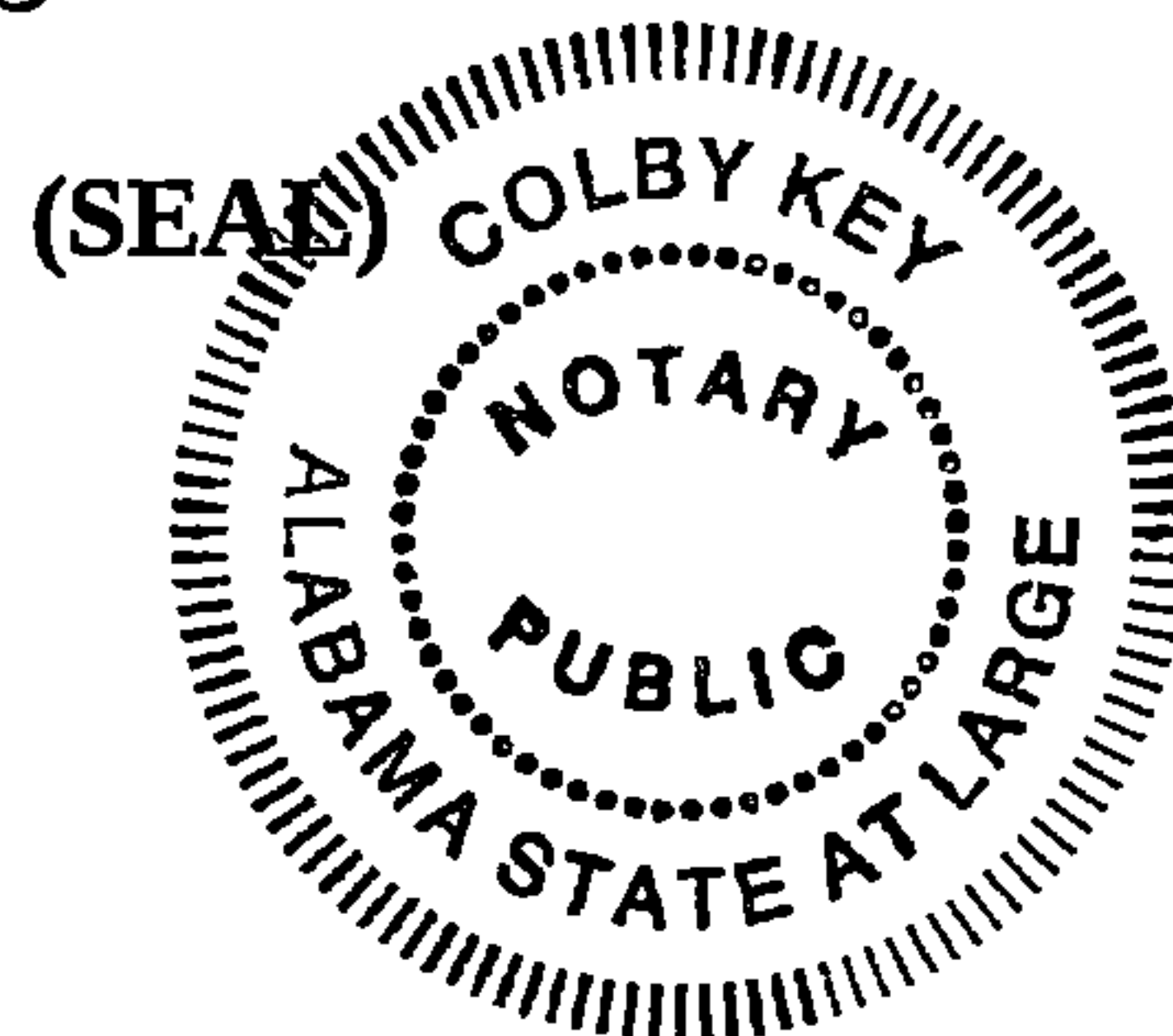
County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ida Bolling whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of August, 2020.

Colby Ky
Notary Public

My Commission Expires: 7/13/21




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Attachment 1

A portion of land situated in the S.W.1/4 of Section 19 and in the N.W.1/4 of Section 30, all being in Township 22 South, Range 3 West, and being a part of Lot 46 of the THOMAS ADDITION TO ALDRICH, as recorded in Map Book 3 page 52 in the Office of the Judge of Probate of Shelby Co., Alabama, and being more particularly described as follows;

BEGIN at an existing iron pin situated at the Southeast corner of Lot 46 of the THOMAS ADDITION TO ALDRICH, as recorded in Map Book 3, page 52 in the Office of the Judge of Probate, Shelby Co., Alabama, said point being along the Westerly right-of-way line of Central Avenue (an unimproved 40' R/W); From the point of beginning thus obtained, run Northwesterly along the Easterly line of said Lot 46, this being the Westerly line of said right-of-way a measured distance of 200.35 feet to an existing iron pin; Thence turn left 67 33'03" and run Westerly a deed distance of 179.60 feet (measured-180.03 ft.) to an existing iron pin; Thence turn left 112 28'40" and run Southeasterly a deed distance of 200.05 feet (measured-200.10 ft.) to an existing iron pin on the South line of said Lot 46; Thence turn left 67 26'15" and run Easterly along the Southerly line of said Lot 46 a measured distance of 180.03 feet to the POINT OF BEGINNING. Containing 0.76 acres, more or less, and being subject to any rights-of-way, easements or restrictions of record.

This description prepared based on a "field-run" survey by Samuel J. Martin, a Registered Land Surveyor (#12501) in the State of Alabama, dated Oct. 15, 2018.



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Real Estate Sales Validation Form

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

Grantor's Name Ida Bolling
Mailing Address P.O. Box 276
Montevallo, AL 35115

Grantee's Name Curtis Nicholas Parker
Mailing Address 875 Brand South Trail
Lawrenceville, GA 30046

Property Address no address assigned

Date of Sale 8/22/2020
Total Purchase Price \$ 5,200.00

or
Actual Value \$

or
Assessor's Market Value \$

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


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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 9/9/2020

Print

Curtis Parker

☐ Unattested

Sign

Curtis Parker

(Grantor/Grantee/Owner/Agent) circle one