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01/07/2021 02:51:43 PM

DEEDS 1/3

This instrument was prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send Tax Notice To:
Matthew King & Adrienne Ivana
King 156 Lake Chelsea Drive
Chelsea, AL 35043

Quit Claim DEED with JOINT SURVIVORSHIP RIGHTS

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

consideration \$168,000.00

That in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned **Matthew King and wife, Adrienne Ivana King** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Matthew King and Adrienne Ivana King** (herein referred to as Grantees) the following described real estate situated in Shelby, Alabama to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **156 Lake Chelsea Drive Chelsea, AL 35043**

\$0.00 of the purchase price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, the undersigned has hereto set their hands and seals this 7th day of January, 2021.

Matthew King (L.S.)
Matthew King

Adrienne Ivana King (L.S.)
Adrienne Ivana King

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Matthew King** and **Adrienne Ivana King** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, they executed the same voluntarily on the day same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of January, 2021.

NOTARY PUBLIC -
My Commission Expires: 9/3/2024

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 9-29, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Matthew King
 Mailing Address Adrienne Ivana King
156 Lake Chelsea Drive
Chelsea, AL 35043

Grantee's Name Matthew King
 Mailing Address Adrienne Ivana King
156 Lake Chelsea Drive
Chelsea, AL 35043

Property Address 156 Lake Chelsea Drive
Chelsea, AL 35043

Date of Sale 01/07/2021
 Total Purchase Price \$168000.00

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

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 1/7/21

Print Jeff W. Parmer

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/07/2021 02:51:43 PM
 \$196.00 JESSICA
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Allen S. Bayl