20210107000012700 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

	ALABAMA) N COUNTY)	KNOW ALL MEN	I BY THESE	PRESENT	S,	\$110	8,000,0
the undersi undersigne bargain, se	at in consideration of gned Grantors in had described real est	and paid by the Grand wife, Adrienne Matthew King and	(\$10.00) and antees herein, lvana King (Adrienne Iva	otner goo the receip (herein ref ana King	o and value of whereof ferred to as	able consists acknown Grantors	rideration to riedged, the s) do grant,
Se	e Attached Exhibit	"A"					
_	oject to existing eas ecord.	ements, current tax	kes, restriction	is, set-bac	k lines and	rights of	way, if any,
Pro	perty Address: 156	Lake Chelsea Dri	ve Chelsea, A	L 35043			
	00 of the purchase ewith.	price was paid fro	m the proceed	ds of a mo	rtgage reco	orded sim	ultaneously
the rights, tenants, with conveyance the GRANT shall pass to GRANTEE.	HAVE AND TO HO privileges, tenement in right of survivorship, that (unless the joint the control of the surviving grands herein shall take a surviving grands h	ts, appurtenances, ip, their heirs and a sint tenancy hereby event one grantee tee, and, if one does tenants in commons tenants	and improved assigns forever created is sever survived on, forever.	ments unter; it being to vered or ter sthe other, the other, to the content of th	the said the intention the entire the he	GRANTE n of the pa uring the j interest ir irs and as	ES, as joint arties to this joint lives of n fee simple signs of the
			Ma	•			.S.)
STATE OF COUNTY (1/4/2004 F 1-1/600		Adrier	ine Ivana	King		.
Adrienne lacknowled	signed, a Notary Pu vana King whose r ged before me on thi	names are signed t is day that, they ex	o the foregoin ecuted the sai	ng conveya me volunta	ance and warily on the	ho are kn day same	nown to me, bears date.
IN WITNE	SS WHEREOF, 2021.	I have hereunto	set my ha	and and	seal this	the	day of
NOZARY F My Commis	SSION Expires: 975	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

Mailing Address Adrienne Ivana King 156 Lake Chelsea Drive Chelsea, AL 35043 Property Address 156 Lake Chelsea Drive Chelsea, AL 35043 Property Address 156 Lake Chelsea Drive Chelsea, AL 35043 Property Address 156 Lake Chelsea Drive Chelsea, AL 35043 Total Purchase Price Selescon AL 35043 Total Purchase Price Actual Value Services Check one) Actual Value Services Check one) Recordation of documentary evidence is not required) Bill of Sale Bill of Sale Appraisal Seles Contract Other 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. Frante'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 by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with the responsibility of valuing property for property as determined by the local official charged with t	Grantor's Name	Matthew King	Grantee's Name	Matthew King		
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