

STATE OF ALABAMA
SHELBY COUNTY

QUITCLAIM DEED

20210409000178640 1/2 \$61.00
Shelby Cnty Judge of Probate, AL
04/09/2021 11:26:50 AM FILED/CERT

This Quit Claim Deed, made on March 19, 2021, between Angie Pardue (SW) of 957 Old Hwy. 25, Columbiana, AL 35051 the Grantee and said party, Sandra McKinzie (MW), 316 Jim Henderson Road, Falkville, AL 35622, the Grantor that for and in consideration of the sum of Thirty Six Thousand (\$36,000), the receipt of which is hereby acknowledged, I, Sandra McKinzie, does hereby release, remise, and Forever Quit Claim unto, Angie Pardue, all of my interest in that certain real property described As (4.03) acres Parcel 1, Columbiana, AL (See Attached Legal Description), as recorded in Shelby County, Sandy Lane, P Lot 1, Map Book 39, Page 112, Parcel # 21 7 35 2 001 008. 001, in the office of the Probate Judge of Shelby County, Alabama, (Not Grantors Homestead).

Grantor: SANDRA MCKINZIE

STATE OF
ALABAMA

Personally Appeared before me, the undersigned authority in and for the Jurisdiction aforesaid, The within named SANDRA MCKINZIE the Grantor, who acknowledged that she executed and delivered The above and foregoing QUITCLAIM DEED this day and year.

Given under my hand and Official Seal This the 19th DAY OF March 2021

Notary Public Daniel Gossen Seal/Stamp
Notary Public, Alabama State At Large
My Commission Expires April 24, 2023

Grantee: Angie Pardue, 957 Old Hwy. 25 W., Columbiana AL 35051

Prepared by Sandra McKinzie, 316 Jim Henderson Road, Falkville, AL 35622

Real Estate Sales Validation Form

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

Grantor's Name SANDRA MCKINZIE
Mailing Address 316 Jim Henderson Rd.
FALKVILLE, AL
35622

Grantee's Name Angie Pardue
Mailing Address 957 Old Hwy 25
COLUMBIANA, AL
35051

Property Address Parcel 1 (4.03 Acres)
957 Old Hwy. 25
Columbiana, AL
35051

Date of Sale _____
Total Purchase Price \$ 36,000
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 Appraisal
 Sales Contract Other Quit Claim Deed
 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.

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 4/6/21

Print Sandra MCKINZIE

Sign Sandra MCKINZIE

(Grantor/Grantee/Owner/Agent) circle one