

20210510000230340  
05/10/2021 10:13:15 AM  
DEEDS 1/4

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**Send Tax Notice to:  
Kenneth Ryan Parker  
319 Mardis Lane  
Alabaster, AL 35007**

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **ALLISON PARKER, an unmarried woman and KENNETH RYAN PARKER, an unmarried man** (hereinafter sometimes referred to as GRANTORS), for and in consideration of the sum of \$10.00 in hand paid to the GRANTORS by **KENNETH RYAN PARKER** (hereinafter sometimes referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTORS, do hereby, subject to the terms hereinafter contained, REMISE, RELEASE, QUIT CLAIM and CONVEY unto the said GRANTEE, together with every contingent remainder and right of reversion, all that real property, lying and being in the **COUNTY OF SHELBY, STATE OF ALABAMA**, as more particularly described as follows:

Lot 10, Block 5, according to the Survey of Green Valley, 2nd Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

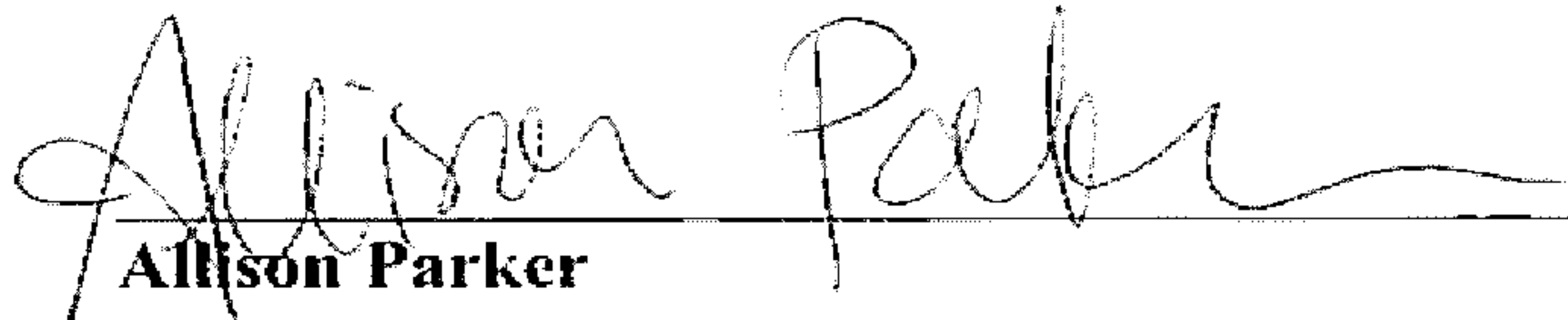
Address for Informational Purposes Only: 319 Mardis Lane, Alabaster, AL 35007

**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 Grantee, and to the heirs and assigns of such survivor, forever.

**NO TITLE OPINION RENDERED OR REQUESTED WHEN PREPARING THIS DEED.**

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hands and seals to this instrument on this the 28th day of April, 2021.

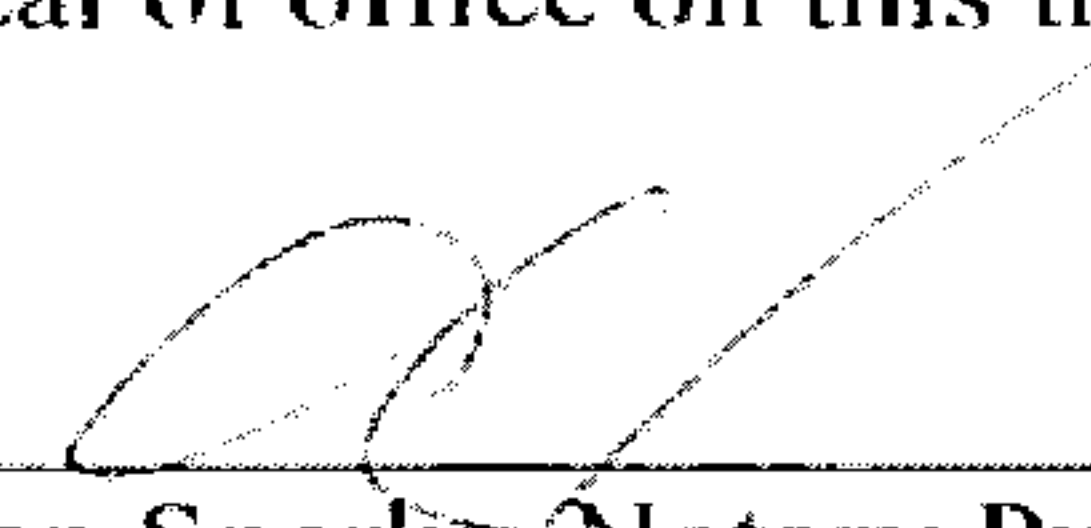
**Grantor:**

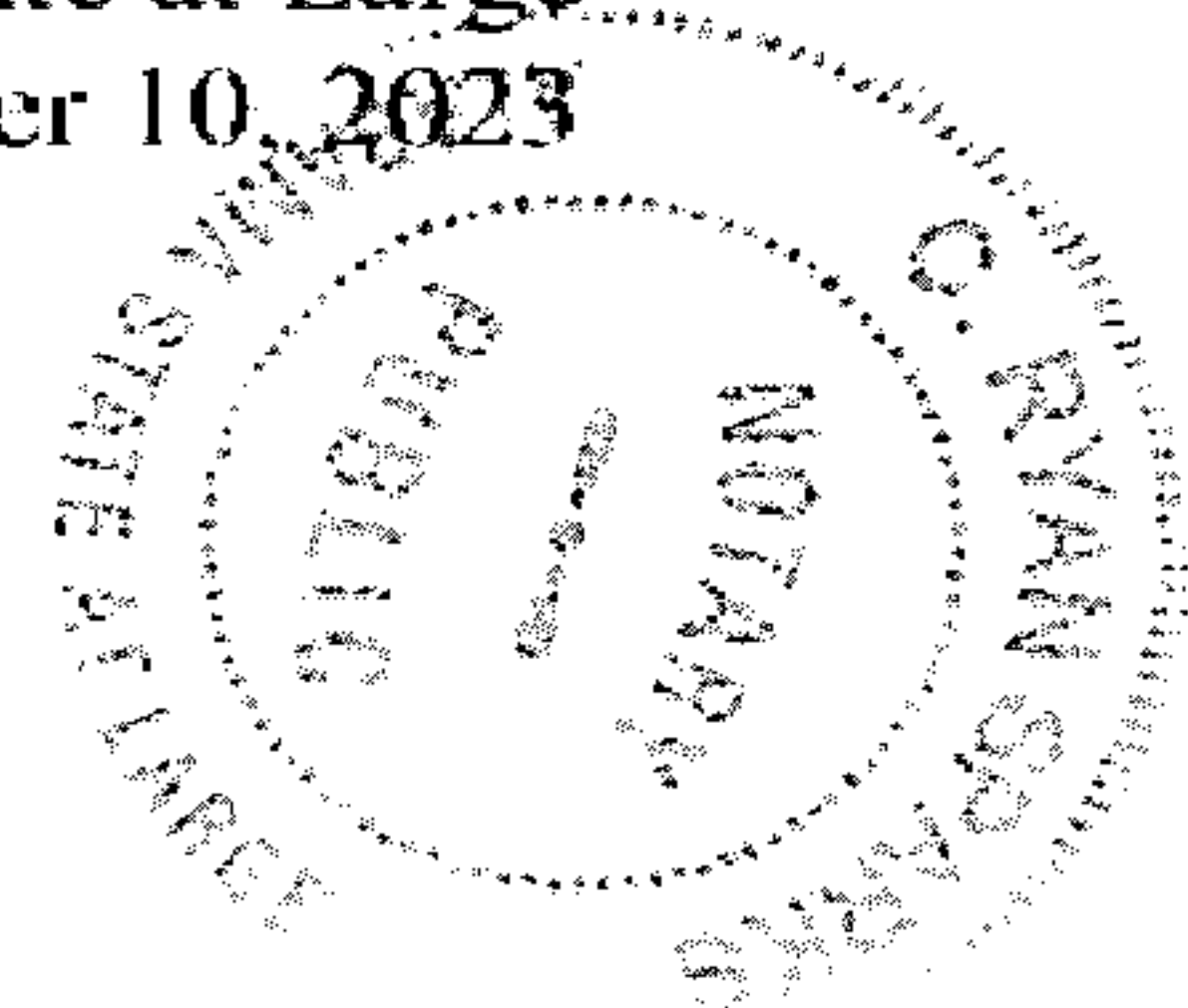
 (SEAL)  
Allison Parker

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Allison Parker, as Grantor, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, Allison Parker executed the same voluntarily as her own individual act and with full authority on the day the same bears date.

Given under my hand and official seal of office on this the 28th day of April, 2021.

  
C. Ryan Sparks, Notary Public, State at Large  
My Commission Expires: December 10, 2023



**THIS INSTRUMENT WAS PREPARED BY:**

C. Ryan Sparks  
SPARKS LAW FIRM, LLC  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
Direct: 205-215-8433

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hands and seals to this instrument on this the 28th day of April, 2021.

**Grantor:**

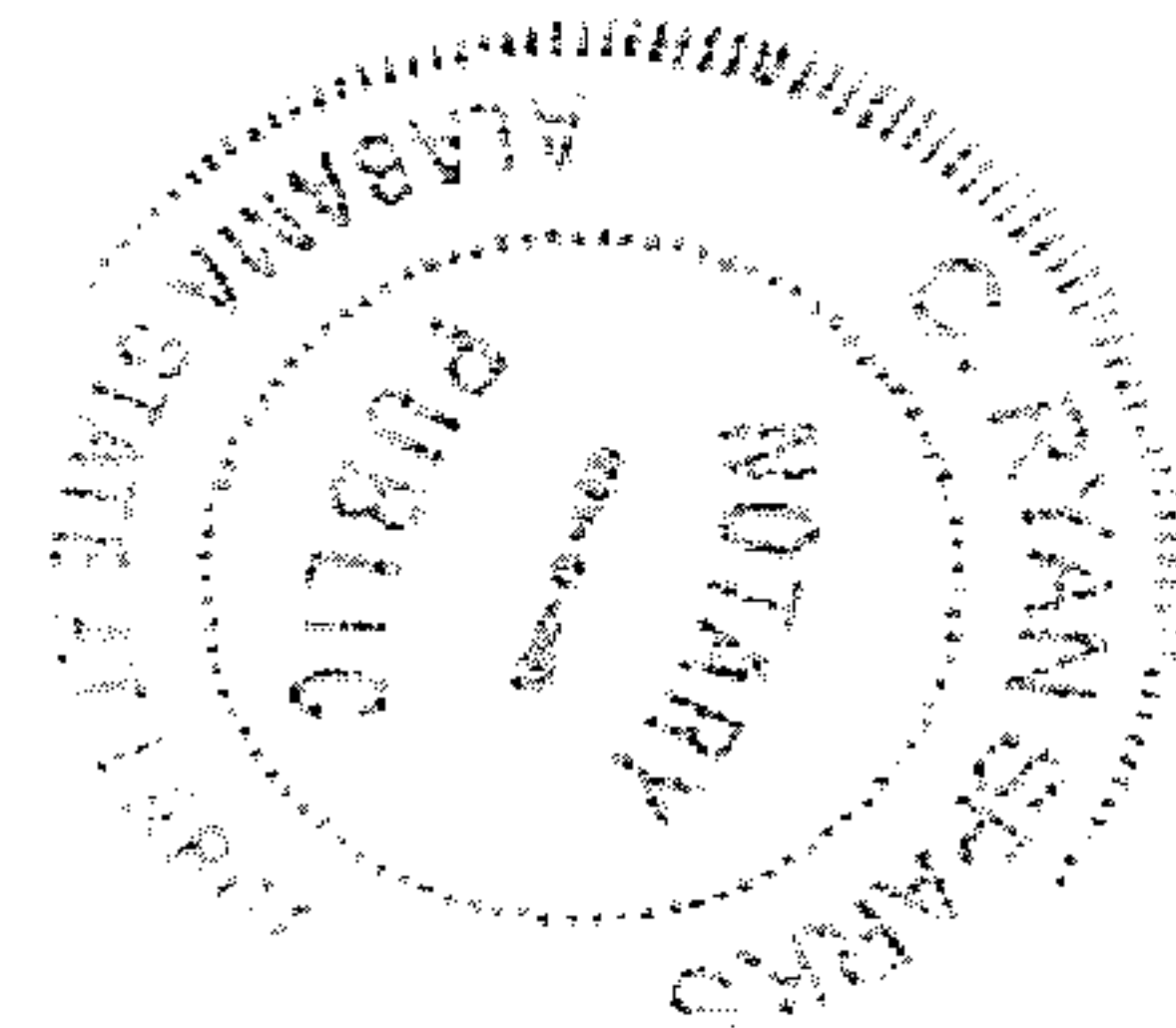
*Kenneth Ryan Parker* (SEAL)  
**Kenneth Ryan Parker**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Kenneth Ryan Parker, as Grantor, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, Kenneth Ryan Parker executed the same voluntarily as her own individual act and with full authority on the day the same bears date.

Given under my hand and official seal of office on this the 28th day of April, 2021.

*C. Ryan Sparks*  
C. Ryan Sparks, Notary Public, State at Large  
My Commission Expires: December 10, 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	<u>Kenneth Ryan Parker</u>	Grantee's Name	<u>Kenneth Ryan Parker</u>
Mailing Address	<u>Allison Parker</u>	Mailing Address	<u></u>
	<u>319 Mardis Lane</u>		<u>319 Mardis Lane</u>
	<u>Alabaster, AL 35007</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>319 Mardis Lane</u>	Date of Sale	<u>4/28/21</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$</u>
	<u></u>	or	
		Assessor's Market Value	<u>\$ 73,800.00 (1/2 of \$147,600.00)</u>

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)

- |  |   |
|--|---|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal              |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other Order |
| <input type="checkbox"/> 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.

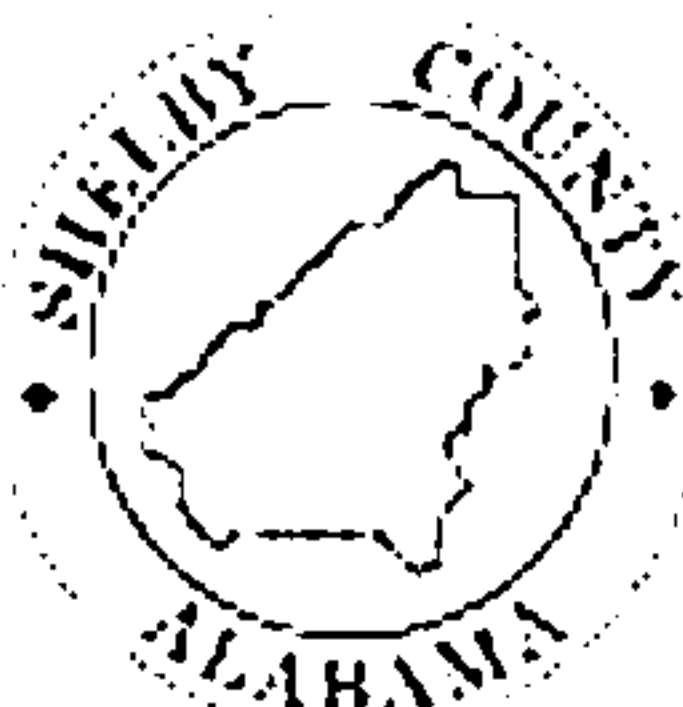
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 4/28/21 Print C. Ryan Sparks  
 Unattested \_\_\_\_\_ Sign [Signature]  
 \_\_\_\_\_ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/10/2021 10:13:15 AM  
 \$105.00 JOANN  
 20210510000230340

*Allison S. Boyd*