



20210816000398760 1/4 \$246.50
Shelby Cnty Judge of Probate, AL
08/16/2021 03:25:33 PM FILED/CERT

This Instrument prepared by:
Gregory D. Harrelson, Attorney
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Myra Jean Martin
761 Hwy 31 S
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$10.00 and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Sam Parker, a married man (herein referred to as GRANTOR) does hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY to Myra Jean Martin, (herein referred to as GRANTEE) all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit "A" Legal Description

Subject to Easements, Restrictions, Rights of Way and all other matters of record.

Subject Property does not constitute the Homestead of the Grantor nor that of his Spouse.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD, to the said GRANTEES forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the ____ day of August, 2021.

Sam Parker

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam Parker, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of August, 2021.

NOTARY PUBLIC

My Commission expires:

Townley Chattman
Notary Public, Alabama State At Large
My Commission Expires Sept. 16 2024

Shelby County, AL 08/16/2021
State of Alabama
Deed Tax: \$215.50



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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

BEGIN AT THE NE CORNER OF NW 1/4 OF NE 1/4, SECTION 18, TOWNSHIP 21, RANGE 2 WEST; THENCE ALONG NORTH BOUNDARY LINE OF SAID FORTY (40) ACRES, 22 FEET TO A CREEK; THENCE DOWN SAID CREEK WHICH AS AN AVERAGE BEARING, TO-WIT: SOUTH 10 DEG 30' WEST 148 FEET; THENCE SOUTH 58 DEG WEST 164 FEET; THENCE SOUTH 73 DEG 30' WEST 237.5 FEET; THENCE NORTH 52 DEG WEST 160 FEET; THENCE NORTH 18 DEG 15' WEST 70 FEET; THENCE SOUTH 89 DEG 45' WEST 79.9 FEET; THENCE SOUTH 44 DEG 15' WEST 93.7 FEET; THENCE SOUTH 30 DEG 15' WEST 104.6 FEET; THENCE SOUTH 84 DEG 45' WEST 206.5 FEET, MORE OR LESS, TO A POINT ON EAST BOUNDARY LINE OF HIGHWAY #31; THENCE ALONG EAST BOUNDARY LINE OF SAID HIGHWAY 427.5 FEET TO A POINT; THENCE NORTH 72 DEG 10' EAST 762.6 FEET TO A POINT ON EAST BOUNDARY LINE OF SAID NW 1/4 OF NE 1/4; THENCE NORTH 2 DEG 15' WEST ALONG EAST BOUNDARY LINE OF SAID FORTY (40) ACRES, 401.1 FEET TO POINT OF BEGINNING, CONTAINING 5.87 ACRES, MORE OR LESS, LYING AND BEING IN NW 1/4 OF NE 1/4 OF SECTION 18, TOWNSHIP 21, RANGE 2 WEST, SHELBY COUNTY, ALABAMA. LESS AND EXCEPT THAT PROPERTY PREVIOUSLY CONVEYED TO W.C. GARRETT, JR.

LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 238.41' TO A POINT; THENCE TURN 86 DEG 50' 01" RIGHT AND RUN WESTERLY 804.29' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE AND ALONG THE CENTERLINE OF AN EXISTING DRAINAGE DITCH 184.86' TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 31; THENCE TURN 123 DEG 01' 17" LEFT AND RUN SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE 162.50' TO A POINT; THENCE TURN 82 DEG 48' 24" LEFT AND RUN 190.78' TO A POINT; THENCE TURN 119 DEG 00' 16" LEFT AND RUN 92.25' TO THE POINT OF BEGINNING, CONTAINING 0.47 OF AN ACRE.

SUBJECT TO:

A RIGHT OF WAY FOR INGRESS/EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED AT DEED BOOK 335 PAGE 420 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



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EXHIBIT "A"
LEGAL DESCRIPTION
Continued

Parcel 2:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 238.41' TO A POINT; THENCE TURN 86 DEG 50' 01" RIGHT AND RUN WESTERLY 804.29' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE AND ALONG THE CENTERLINE OF AN EXISTING DRAINAGE DITCH 184.86' TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 31; THENCE TURN 123 DEG 01'17" LEFT AND RUN SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE 162.50' TO A POINT; THENCE TURN 82 DEG 48'24" LEFT AND RUN 190.78' TO A POINT; THENCE TURN 119 DEG 00'16" LEFT AND RUN 92.25' TO THE POINT OF BEGINNING, CONTAINING 0.47 OF AN ACRE.



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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 Sam Parker
Mailing Address 351 Horton Cove Rd
Calera, AL 35040

Grantee's Name Myra Jean Martin
Mailing Address 761 Highway 31 S
Alabaster, AL 35007

Property Address 761 Hwy 31 S
Alabaster, AL 35007

Date of Sale 8/16/2021
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 430,600 (1/2 int is \$215,300)

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 Tax Value

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 8/16/2021

Print SAM PARKER

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1