

Prepared By

JoAnn Parker
14204 Kensington Trace
Lithonia, Georgia
30038



20220426000169980 1/7 \$46.50
Shelby Cnty Judge of Probate, AL
04/26/2022 09:11:09 AM FILED/CERT

After Recording Return To

JoAnn Parker
14204 Kensington Trace
Lithonia, Georgia
30038

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six thousand four hundred Dollars (\$6,400.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Michelle Cole, a single individual, residing at 1109 Eagle Ridge Drive, Birmingham, Alabama, 35242.

Robert Hudson, a married individual, residing at P.O Box 614 , Montevallo, Alabama, 35115.

Carrie Hayes, a single individual, residing at 1837 Quarry Road , Mt. Juliet, Tennessee, 37122.
The receipt whereof is hereby acknowledged, the undersigned hereby quit claims and conveys to JoAnn Parker, a single individual, residing at 14204 Kensington Trace, Lithonia, Georgia, 30038 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Shelby County, AL 04/26/2022
State of Alabama
Deed Tax: \$6.50



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State of Tennessee)

County of Wilson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carrie M. Hayes whose names are signed to the forgoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on this day the same bears date.

Given under my hand this 31st day of JANUARY, 2022

Glenn K. Ham (SEAL)
Notary Public

My Commission Expires: Oct 6 - 2024



My Commission Expires Oct. 6, 2024



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State of Alabama)

County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Robert Hudson whose names are signed to the forgoing instrument, and
who is known to me, acknowledged before me on this day that, being informed of the contents of
the instrument, they, executed the same voluntarily on this day the same bears date.

Given under my hand this 9 day of March, 20 22

Shirley H. Kubes (SEAL)
Notary Public

My Commission Expires: August 9, 2024



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State of Alabama)

County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Michelle Cole whose names are signed to the forgoing instrument, and
who is known to me, acknowledged before me on this day that, being informed of the contents of
the instrument, they, executed the same voluntarily on this day the same bears date.

Given under my hand this 9 day of March, 20 22

Shirley D. Dubose (SEAL)
Notary Public

My Commission Expires Aug. 7, 2024

REAL ESTATE SALES CONTRACT

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Date: January 10, 2020

The undersigned buyer JoAnn Parker hereby agree(s) to purchase, and the undersigned seller(s) Robert Hudson, Michelle Cole and Carrie Hayes hereby agrees to sell the following described real estate situated in the County of Shelby, Alabama on the terms stated below:

Address: 525 Hwy 203 Montevallo, AL 35115

Legal Description: Aldrich Town of Thomas Addition, Map Book: 03 Page: 052

Parcel Number: 27 4 19 3 001 035.000

Primary Block: 9

Primary Lot: 10

1. THE PURCHASE PRICE SHALL BE:

\$6,400.00

(A) Financing: Buyer will pay cash for the property.

(B) Closing Costs: The cost of Recordation of the deed from Seller shall be paid by the Purchaser.

2. **CLOSING & POSSESSION DATES:** The sale shall be closed, and the deed delivered at the time of sale. Seller should have perfected the title and cured any defects in the title to the property. Possession is to be given on delivery of the deed since the property is now vacant.

3. **TITLE INSURANCE:** All Sellers involved agree that title is free of any defects or encumbrances and no other outside party can make any legal claims against the Buyer in regard to ownership, otherwise the Buyer will be refunded.

4. **SURVEY:** Buyer does not require a survey by the Sellers. The survey shall be a Buyer's expense.

5. **PRORATIONS:** Ad valorem taxes have been paid by the current owners and will be credited to the Buyer at the time of purchase.

6. **CONVEYANCE:** Seller(s) agree to convey the property to Buyers by warranty deed, free of all encumbrances except as permitted in this contract. The property is sold and is to be conveyed subject to any mineral and/or mining rights not owned by Seller and subject to present zoning classification. Further, unless otherwise agreed herein, the property is subject to present zoning classification. Further, unless otherwise agreed herein, the property is purchased subject to utility easements, residential subdivision covenants and restrictions if any and building lines of record if any. It is the responsibility of the Buyer to determine, prior to closing of this contract, whether the foregoing materially impairs the use of the property for intended purposes.

7. **HOME WARRANTY:** Buyer does not require a home warranty policy.

8. **NECESSITY OF INSPECTION:** The buyer accepts the property "AS IS, WHERE IS and WITH ALL FAULTS"

9. **CONDITION OF PROPERTY:** Seller makes no representations or warranties regarding condition of the property except to the extent expressly set forth herein. Buyer has the obligation to determine any and all conditions of the property material to Buyer's decision to buy the property, including but not limited to condition of the heating, cooling, plumbing and electrical systems, the roof, including leaks therein; the existence of asbestos; the size and area of the property; construction materials and workmanship;



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structural condition; utility and sewer or septic system availability, condition and location; subsurface and subsoil conditions, sinkholes and mining or other soil conditions including radon or other potentially hazardous gases or toxic materials; existence of, or damage from, wood destroying insects and/or fungus, property access, easements, covenants, restrictions, developments, structures and any matters affecting the character of the neighborhood.

*Buyer agrees to accept the property in "AS IS" condition. Buyer accepts responsibility for all repairs, improvements, and/or defects in the property.

10. ADDITIONAL INSPECTIONS AND/OR DISCLOSURES:

(A) SEWER/SEPTIC SYSTEMS: Seller represents the property is connected to a sewer.

11. SELLER WARRANTIES that Seller has not received notification from any lawful authority regarding assessments, pending assessments, pending public improvements, repairs, replacements, or alterations to the property that have not been satisfactorily made. Seller warrants that there is not unpaid indebtedness on the property except as described in this contract.

12. PERSONAL PROPERTY: Buyer agrees to allow seller to remove any personal items or property within 30 days to include furniture, appliances and any item(s) not attached to the house. Any personal items remaining with the property after this period will become the property of the Buyer.

13. ENTIRE AGREEMENT: This contract constitutes the entire agreement between Buyer and Seller regarding the property, and supersedes all prior discussions, negotiations and agreements between Buyer and Seller, whether oral or written. Neither Purchaser or Seller shall be bound by any understanding, agreement, promise, or representation concerning the property, expressed or implied, not specified herein.

This is intended to be a legally binding contract. It is agreed to by all parties to this contract that signatures may be obtained on facsimile copies for the purpose of contractual agreement. Therefore, these facsimile signatures shall be considered legal and binding.


JoAnn Parker, BUYER

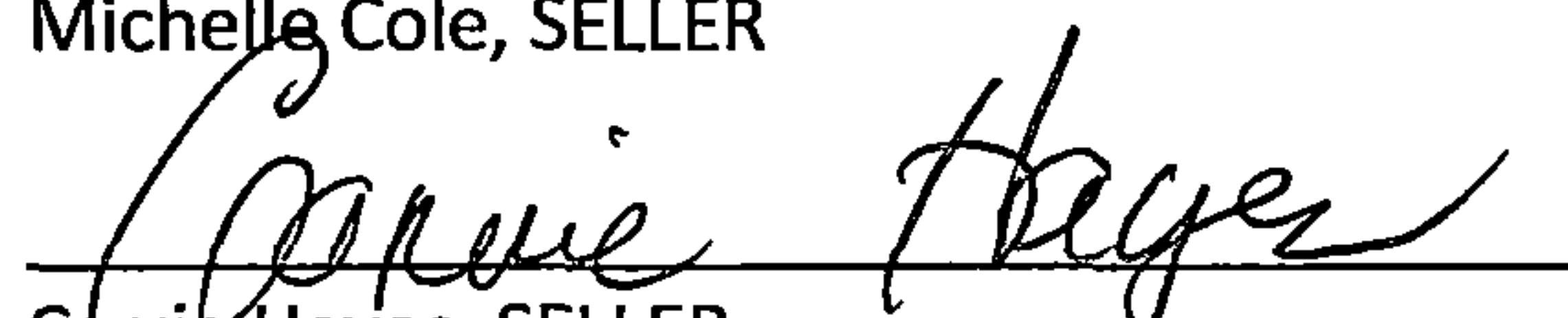
Date: 1/10/2020


Robert Hudson, SELLER

Date: 1-10-2020


Michelle Cole, SELLER

Date: 1/10/2020


Carrie Hayes, SELLER

Date: 1/10/2020

Real Estate Sales Validation Form

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

Grantor's Name Carrie Hayes
Mailing Address 1837 Quarry Road
Mt. Juliet, TN 37122

Grantee's Name JoAnn Parker
Mailing Address 14204 Kensington Trace
Lithonia, GA 30038

Property Address 25 Fields Dr
Montevallo, AL 35115
Former address: (per prop records)
525 Hwy 203
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ 16,400
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 4/20/22

Print JoAnn Parker

☒ Unattested

Sign JoAnn Parker
(Grantor/Grantee/Owner/Agent) circle one



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