

Return to:
Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

20221103000411980
11/03/2022 10:39:42 AM
QCDEED 1/5

Order Number:
68990402

QUIT CLAIM DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
114 Indiancreek Drive
Pelham, AL 35124-1663

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **JAMES W. PARKER, JR.** and **SHEILA B. PARKER**, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **JAMES W. PARKER, JR.**, an unmarried man, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 11, according to the survey of Sector II Indian Creek Phase II Sectors I & II, as recorded in map book 14, page 89, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20031210000797300

Parcel ID Number: 13 6 14 1 002 032.000

Commonly Known As: 114 Indiancreek Drive, Pelham, AL 35124-1663

Fair Market Value: \$198,600.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

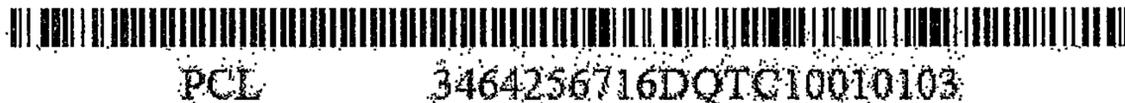
This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

This Deed is executed pursuant to the Final Decree of Divorce dated September 21, 2011, in Shelby County Court, Case Number DR-2010-900512, between SHELIA BAILEY PARKER and JAMES W. PARKER, JR..

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.



Attached to and becoming a part of Deed between JAMES W. PARKER, JR. and SHEILA B. PARKER, as Grantor(s), and JAMES W. PARKER, JR., an unmarried man, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 29th day of January, 20 21.

GRANTOR (1 of 2):


JAMES W. PARKER, JR.

STATE OF Alabama
COUNTY OF Shelby

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **JAMES W. PARKER, JR.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of January, 20 21.


Notary Public
My commission expires: _____



Charlena Caldwell
My Commission Expires
12/26/2023



Attached to and becoming a part of Deed between JAMES W. PARKER, JR. and SHEILA B. PARKER, as Grantor(s), and JAMES W. PARKER, JR., an unmarried man, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 16th day of December, 2020.

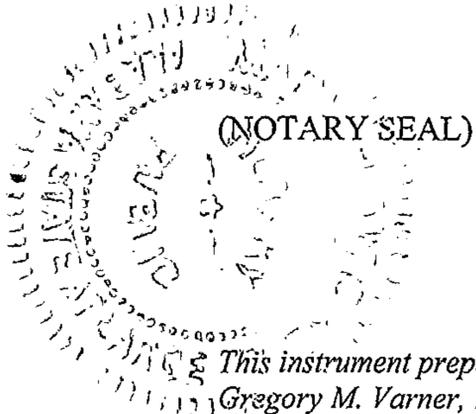
GRANTOR (2 of 2):

Sheila B Parker
SHEILA B. PARKER

STATE OF Alabama
COUNTY OF Shelby)

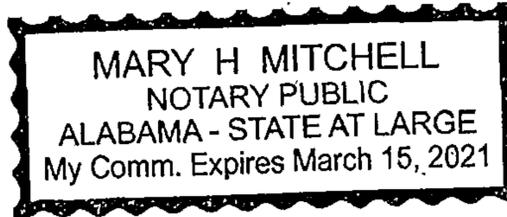
I, Mary H. Mitchell, a Notary Public for the State of Alabama, do hereby certify that SHEILA B. PARKER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 16th day of December, 2020.



(NOTARY SEAL)

Mary H Mitchell
Notary Public
My commission expires: 3/15/21



This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 6 14 1 002 032.000

Land situated in the County of Shelby in the State of AL

Lot 11, according to the survey of Sector II Indian Creek Phase II Sectors I & II, as recorded in map book 14, page 89, in the Probate Office of Shelby County, Alabama.

Source of title 20031210000797300

Commonly known as: 114 Indiancreek Dr, Pelham, AL 35124-1663

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .

Real Estate Sales Validation Form

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

Grantor's Name James W. Parker, Jr. and Shelia B. Parker
Mailing Address 114 Indiancreek Drive, Pelham, AL 35124-1663
and 8 Eddings Lane, Alabaster, AL 35007,
respectively

Grantee's Name James W. Parker, Jr.
Mailing Address 114 Indiancreek Drive
Pelham, AL 35124-1663

Property Address 114 Indiancreek Drive
Pelham, AL 35124-1663

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 198,600/2 = \$ 99,300.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2022 10:39:42 AM
\$133.50 JOANN
20221103000411980



The purchase price or actual value 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 1-29-21

Print James W. Parker, Jr.

Unattested
(verified by)

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