



20230222000047370 1/2 \$135.00
Shelby Cnty Judge of Probate, AL
02/22/2023 10:13:09 AM FILED/CERT

This instrument was prepared by:
Ramona J. Morrison
Morrison Honea, LLC
Post Office Box 278
Columbiana, Alabama 35051

Please send tax notice to:
Joan Martin Parker
610 Crosscreek Trail
Pelham, Alabama 35124

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one hundred and ten thousand and 00/100 dollars (\$110,000.00), and other good and valuable consideration in hand paid to the undersigned pursuant to the parties' Final Judgment of Divorce, Case No. 58-DR-2021-900601.00, Todd Levan Parker, an unmarried man (hereinafter referred to as "Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to Joan Martin Parker, an unmarried woman (hereinafter referred to as "Grantee") all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, Block 1, according to Cahaba Valley Estates, Sixth sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby County, Alabama;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any of record.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Grantee, her heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quit Claim Deed on the 6th day of February, 2023.

TODD LEVAN PARKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 02/22/2023
State of Alabama
Deed Tax: \$110.00

I, the undersigned, a Notary Public, hereby certify that TODD LEVAN PARKER, whose name is signed to the foregoing deed, and who is known to me, acknowledged 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 this the 6th day of Feb., 2023.

Notary Public
My Commission Expires:

KALLEN MORRISON
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Comm. Expires August 10, 2025

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name Todd Parker
Mailing Address 610 Crosscreek Trl
Pelham AL 35124

Grantee's Name Joan M. Parker
Mailing Address 610 Crosscreek Trail
Pelham, AL 35124

Property Address 610 Crosscreek Trl
Pelham AL 35124

Date of Sale 2/6/23
Total Purchase Price \$ 110,000.00
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 Quit Claim Deed

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 2/21/23
Unattested

(verified by)

Print X Joan M. Parker
Sign X Joan M. Parker
(Grantor/Grantee/Owner/Agent) circle one