



20240216000039880 1/4 \$66.00
Shelby Cnty Judge of Probate, AL
02/16/2024 11:33:45 AM FILED/CERT

Prepared By:

Marty Baker
151 Sunnydale Ln
Harpersville, AL 35078

After Recording Return To:

151 Sunnydale Lane
Harpersville, Alabama 35078

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 01, 2024 THE GRANTOR(S),

- Sharon Carden Wilbanks, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- John Edwards and Marty Baker, a married couple, residing at 151 Sunnydale Lane.
Harpersville, Shelby County, Alabama 35078

the following described real estate, situated in Shelby, in the County of Shelby, State of Alabama

Legal Description:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and run thence easterly along the north line of said quarter- quarter a distance of 216.95 feet to a point; Thence turn a deflection angle of 90 degrees 07 minutes 03 seconds right and run southerly a distance of 208.89 feet to a point; Thence turn a deflection angle of 90 degrees 18 minutes 53 seconds right and run westerly a distance of 218.81 feet to a point on the west line of same said quarter-quarter; Thence turn a deflection angle of 90 degrees 11 minutes 58 seconds right and run northerly along the said west line of said quarter-quarter a distance of 207.44 feet to the point of beginning. Situated in Shelby County, Alabama. According to the survey of Joseph E. Conn, Jr. A.P.R.L.S. #9049, dated August 20, 1990.

Shelby County, AL 02/16/2024
State of Alabama
Deed Tax: \$35.00



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Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 17-2-03-0-000-007.008

Mail Tax Statements To:
John Edwards
151 Sunnydale Lane
Harpersville, Alabama 35078

[SIGNATURE PAGE FOLLOWS]



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Grantor Signatures:

DATED: 2-16-24

Sharon Carden Wilbanks
Sharon Carden Wilbanks

Sharon Carden Wilbanks
Shelby Shores
Shelby, Alabama, 35143

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 16 day of 2, 24, before me,
_____, personally appeared Sharon Carden Wilbanks, known
to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Daphne Jones
Notary Public

Notary
Title (and Rank)

My commission expires 3/16/27

**DAPHNE DAWN JONES
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 03/16/27**



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Real Estate Sales Validation Form

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

Grantor's Name Sharon Carden Wilbanks Grantee's Name John Edwards & Marty Baker
Mailing Address Box 812 Mailing Address 151 Sunnydale Ln
Shelby AL 35143 Harpersville, AL 35018

Property Address 275 Sunnydale Ln Date of Sale _____
Harpersville AL 35018 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 34960.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 2-16-24

Print Sharon Carden Wilbanks

Sign Sharon Carden Wilbanks

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1