



20240216000039890 1/4 \$48.50
Shelby Cnty Judge of Probate, AL
02/16/2024 11:33:46 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 Harpersville, in the County of Shelby, State of Alabama

Legal Description:

For a Point of Beginning, commence at the Northwest corner of the NE1/4-NW1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and proceed North 89 degrees 22 minutes 06 seconds East along the North boundary of said NE1/4-NW1/4 for a distance of 108.48 feet; thence proceed South 0 degrees 30 minutes 51 seconds East 208.21 feet; thence proceed South 89 degrees 46 minutes 29 seconds West 110.34 feet to a point on the West boundary of the aforementioned NE 1/4-NW1/4; thence proceed North along the West boundary of said NE 1/4-NW1/4 for a distance of 207.44 feet, back to the Point of Beginning.

The above described parcel of land is located in the NE 1/4-NW 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama and contains 0.52 acres.

Shelby County, AL 02/16/2024
State of Alabama
Deed Tax: \$17.50

LESS AND EXCEPT the property conveyed by deed recorded as Instrument #1997-23057, as corrected by deed recorded as Instrument #2001-23254 in the Probate Office of Shelby County, Alabama.

Subject to the restrictions contained in deed recorded as Instrument #1993-14005 in the Probate Office of Shelby County, Alabama, and all other restrictions, easements, rights of way and covenants of record.

The above described property does not constitute any part of the homestead of the GRANTOR.

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: 17-2-03-0-000-007-009

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

[SIGNATURE PAGE FOLLOWS]



20240216000039890 3/4 \$48.50
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Grantor Signatures:

DATED: 2-16-24

Sharon Carden Wilbanks

Sharon Carden Wilbanks

Shelby Shores

Shelby, Alabama, 35178

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**

Real Estate Sales Validation Form



20240216000039890 4/4 \$48.50
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This Document must be filed in accordance with Code of Alabama 1975, -

Grantor's Name Sharon Carden Wilbanks
Mailing Address PO box 212 Shelby
AL 35143

Grantee's Name John Edward + Marty Baker
Mailing Address 131 Sunnydale Ln
Harpsville, AL 35078

Property Address No property Address

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ ~~17,270~~ 17,270

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 2-16-24

Print Sharon Carden Wilbanks

Sign Sharon Carden Wilbanks

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1