

This instrument was prepared by:

James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
(205) 558-5020

Send Tax Notice To:

Daniel J. Parkinson
Kelly M. Parkinson
304 Baron Drive
Chelsea, AL 35043

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS**

(\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged, I/we

DANIEL J. PARKINSON and KELLY M. PARKINSON, Husband and Wife

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

**Daniel J. Parkinson and Kelly M. Parkinson, Trustees, or their successors in
interest, of the Daniel J. Parkinson and Kelly M. Parkinson Family Trust
dated October 6, 2023, and any amendments thereto.**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in

Shelby County, Alabama to-wit:

**Lot 11 according to the Survey of Royal Forest as recorded in Map Book 14, Page 44,
Shelby County, Alabama Records.**

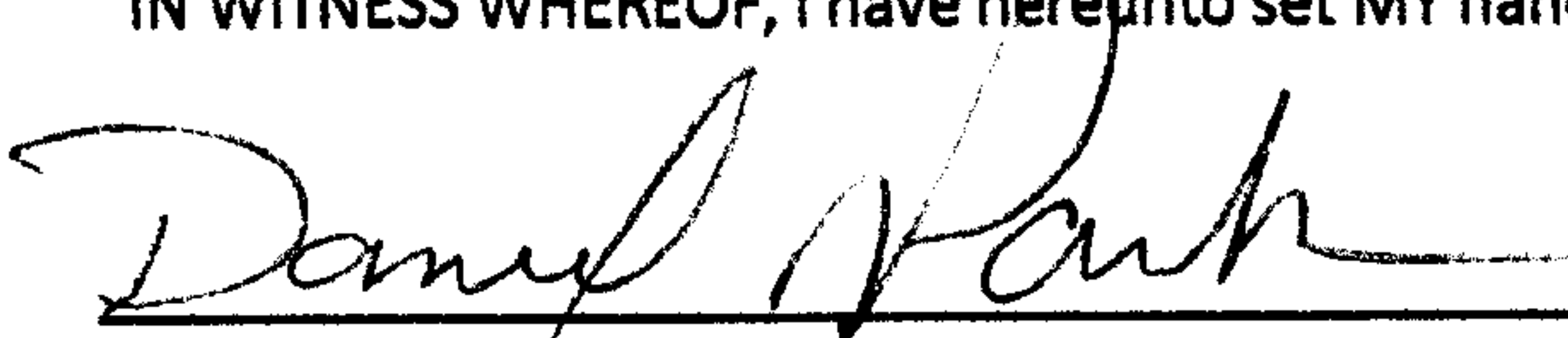
**This conveyance is hereby made subject to restrictions, easements and rights of way of
record in the Probate Office of Shelby County, Alabama.**

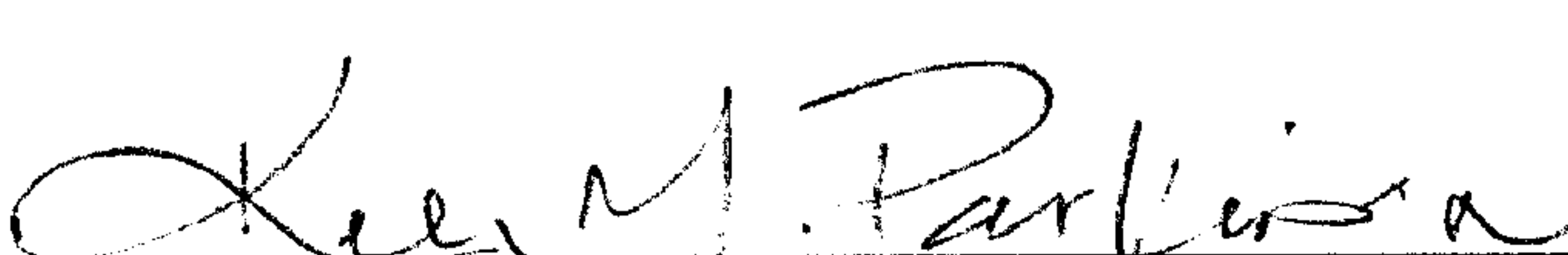
Property Address: 304 Baron Drive, Chelsea, Alabama 35043

No title exam was requested or performed. No warranty is made by the draftsman as to the quantity of
ground or the correctness of the description. Property description taken from Corporation Warranty Deed
Jointly Life with Remainder to Survivor recorded on 8/23/2001 Inst. # 2001-36215

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for
myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will
and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 6th day of October, 2023.

 (Seal)
DANIEL J. PARKINSON

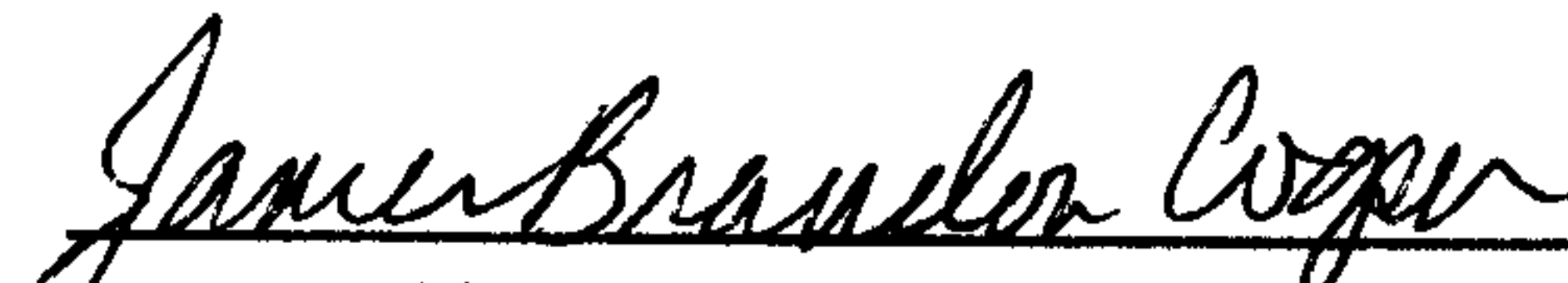
 (Seal)
KELLY M. PARKINSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **DANIEL J. PARKINSON** a married man and **KELLY M. PARKINSON** a married woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2023.




Notary Public: James Brandon Cooper
My Commission Expires: October 10, 2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Daniel J. Parkinson
 Mailing Address Kelly M. Parkinson
304 Baron Drive
Chelsea, AL 35043

Grantee's Name Daniel J. Parkinson and Kelly M.
 Mailing Address Parkinson Family Trust
304 Baron Drive
Chelsea, AL 35043

Property Address 304 Baron Drive
Chelsea, AL 35043

Date of Sale October 6, 2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 246,700



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/16/2024 12:56:44 PM
 \$276.00 BRITTANI
 20240216000041040

Allen S. Byrd

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 Citizens Access Portal

☐ 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 10-6-2023

Print James Brandon Cooper

Unattested

Sign James B. Cooper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1