



20240305000060340 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
03/05/2024 03:34:59 PM FILED/CERT

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 1st day of January, 2021
by first party: Esther Diane Clark and husband Jessie Wayne Clark
to second party: International Jade Group
Whose address is: 9170 Hwy 25 Calera AL 35040

Witnesseth, That the said first party, for good consideration and for the sum of \$12,500.00 (Twelve Thousand Five and No/100) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 9, Township 24 North, Range 14 East, more particularly described as follows: Begin at the Southwest corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 9 and run thence North along the western boundary of said quarter-quarter Section a distance of 417.42 feet to a point; thence turn to the right and run easterly parallel with the Southern boundary of said quarter-quarter section a distance of 208.71 feet to a point; thence turn to the right and run southerly parallel with the western boundary of said quarter-quarter section a distance of 417.42 feet to a point on the southern boundary of said quarter-quarter section; thence turn to the right and run westerly along the southern boundary of said quarter-quarter section a distance of 208.71 feet to the point of beginning. Situated in Shelby County, Alabama.

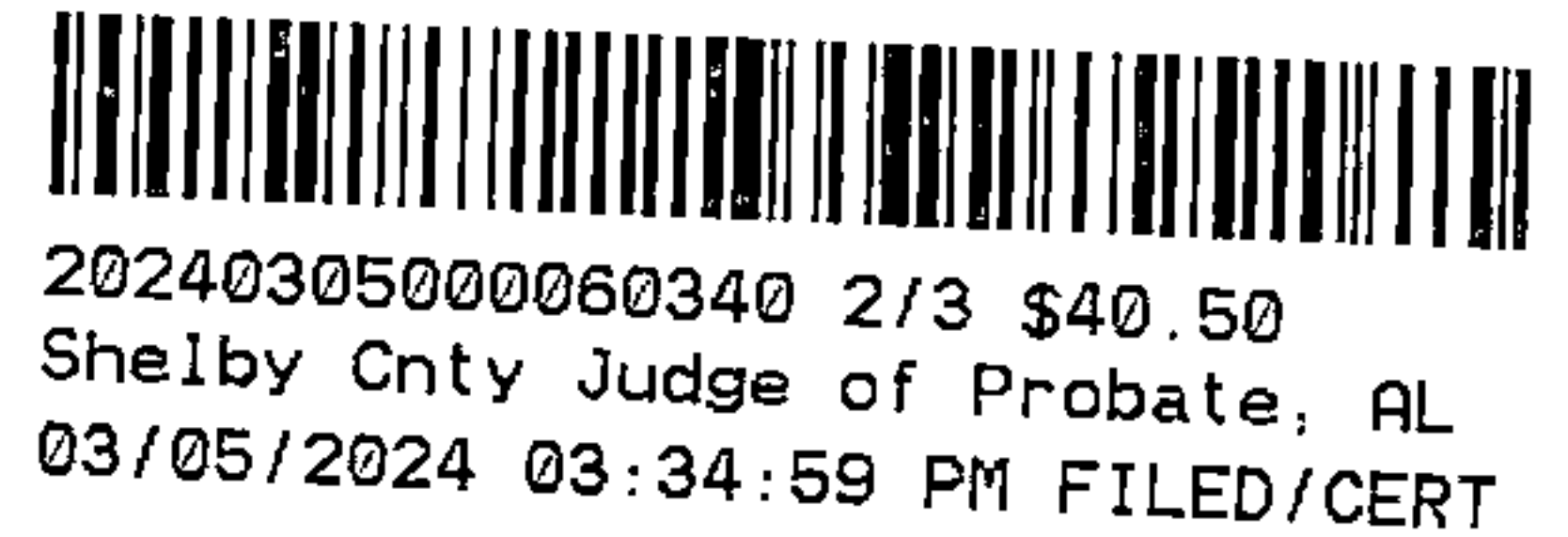
Subject to Easements, Restrictions and Rights of way of record.

Property address: 2441 Hiawatha Rd Calera AL 35040

This deed was prepared without the benefit of a title exam.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Shelby County, AL 03/05/2024
State of Alabama
Deed Tax: \$12.50



Dated this 7th day of January, 2021.

Esther Diane Clark
Esther Diane Clark

Jessie Wayne Clark
Jessie Wayne Clark

State of Alabama
County of Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Esther Diane Clark and Jessie Wayne Clark whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on 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 7th day of January A.D., 2021.



Notary Public
My Commission Expires:

PREPARED BY: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216
2441 Hiawath



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Real Estate Sales Validation Form

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

Grantor's Name	Esther Diane Clark and Jessie Wayne Clark	Grantee's Name	International Jade Group
Mailing Address	2441 Hiawatha Rd Calera AL 35040	Mailing Address	9170 Hwy 25 Calera aL 35040
Property Address	2441 Hiawatha Rd Calera AL 35040	Date of Sale	January 2021
		Total Purchase Price	\$12,500.00
		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 _____

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 January, 2021

Print: Esther Diane Clark

☐ Unattested

(verified by)

Sign:

Esther Diane Clark

Grantor/Grantee/Owner/Agent (circle one)