

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Chestine Cardin

STATE OF ALABAMA,
COUNTY OF SHELBY

CORRECTIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar **AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Phyllis Carter a/k/a Phyllis Carter Parker, an unmarried woman** hereby remises, releases, quit claims, grants, sells, and conveys to **Chestine Cardin** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lots 5 and 6, in Block 72, as shown by Safford’s Map of Shelby, said property being situated in Shelby County, Alabama.

Louise Carter died testate on or about the 26 day of October, 1977, leaving a life estate in this property to Corrine Williams, who was her sister. Louise Carter also had two children, Phillip Dale Littlefield and myself, Phyllis Carter Parker. My brother, Phillip Dale Littlefield died on or about the 3 day of MARCH 2003, leaving no heirs.

This deed is given to correct the acknowledgment as shown in deed recorded in Instrument #201604010000105760, and also to clarify the identity of Corrine Williams, who conveyed her life estate to me in Instrument #20050315000114900.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

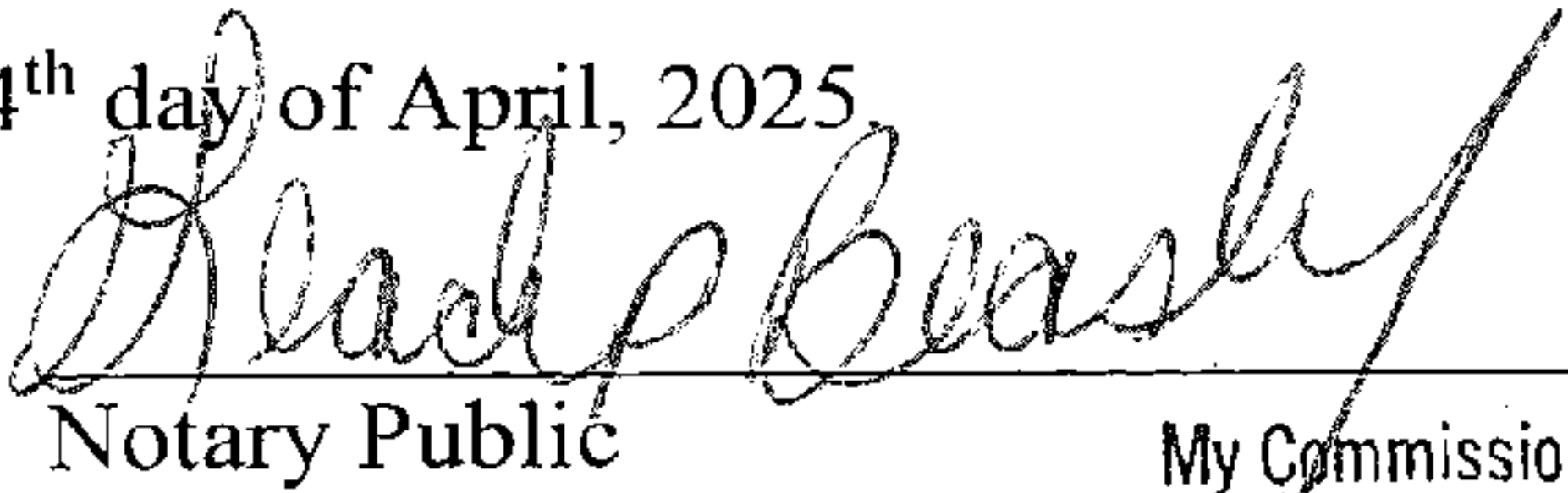
Given under my hand and seal, this 4th day of April, 2025.

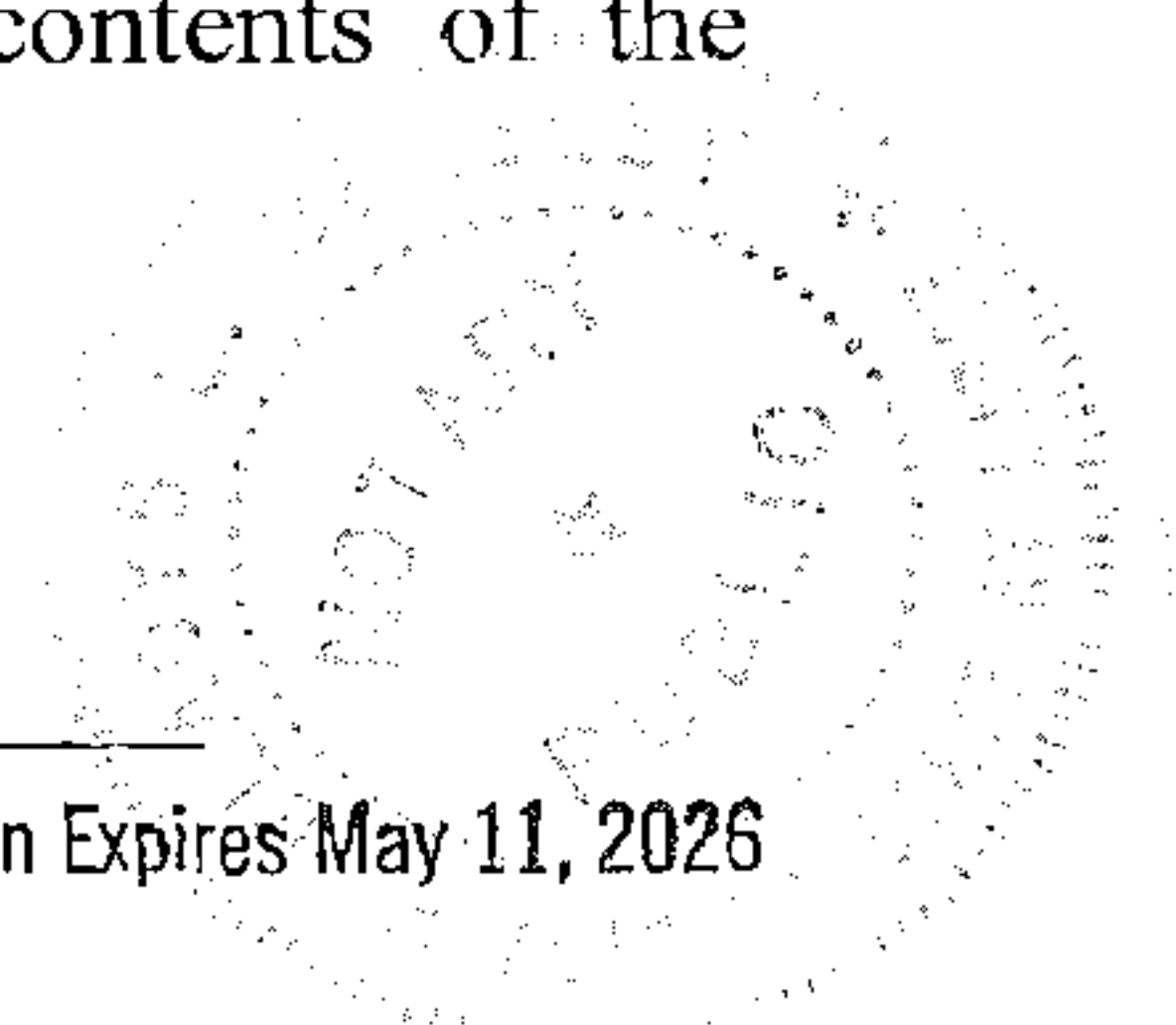

Phyllis Carter Parker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Phyllis Carter Parker**, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2025.


Notary Public
My Commission Expires: May 11, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2025 12:00:43 PM
\$27.00 JOANN
20250407000102890



Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name Phyllis Carter
 Mailing Address 104 Hwy 403
Shelby AL
35143

Grantee's Name Chestine Cardin
 Mailing Address Pinetree Cir
Columbiana AL
35058

Property Address 104 Hwy 403
Shelby AL
35143

Date of Sale 4-4-25
 Total Purchase Price \$ _____

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 Corrective 201604010000105740
20050315000114900

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 _____

Unattested

(verified by)

Print Kenneth Dwayne Smith

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1