

PREPARED BY: Margaret C. Dawson, 8715 Highway 119, Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY


20250424000121750 1/2 \$262.50
Shelby Cnty Judge of Probate, AL
04/24/2025 11:43:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of One Hundred Dollars and 00/100 (\$100.00), I, Barbara LeVinge, a single woman (herein referred to as Grantor), does convey and quitclaim unto Parker Eugene Johnson, a single man (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, Block 4, according to the survey of Southwind, Third Sector, as recorded in the Map Book 7 page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, AL.

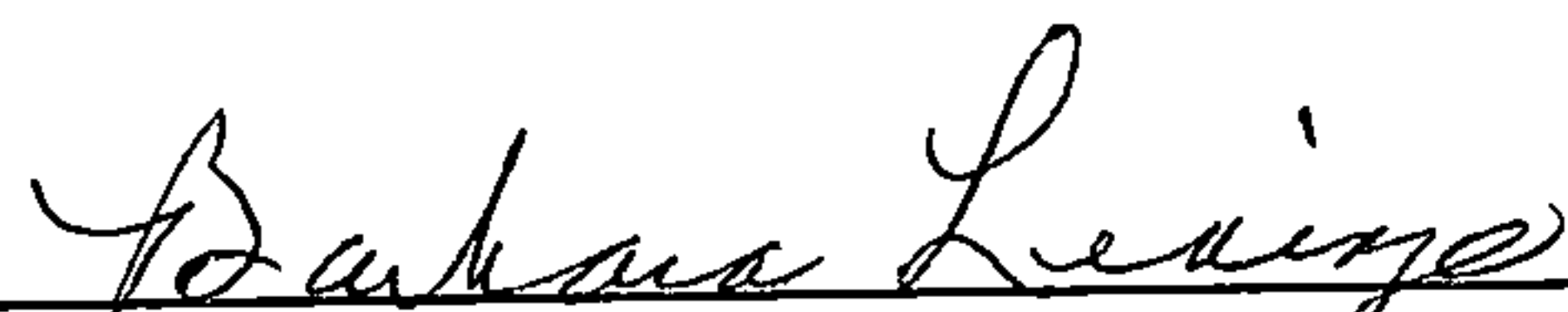
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

The preparer of this instrument does not certify the status of the title to the property herein conveyed as no title search was requested.

Subject to any current year ad valorem taxes.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 15 day of April, 2025.


Barbara LeVinge, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, hereby certify that Barbara LeVinge, a single woman, whose name is signed to the foregoing conveyance, and who being known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15 day of April, 2025.

Shelby County, AL 04/24/2025
State of Alabama
Deed Tax: \$237.50


Notary Public
My Commission Expires: 12/7/2027

Real Estate Sales Validation Form

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

Grantor's Name Barbra Lavinge
Mailing Address 1444 Caribbean Circle
Alabaster AL 35007

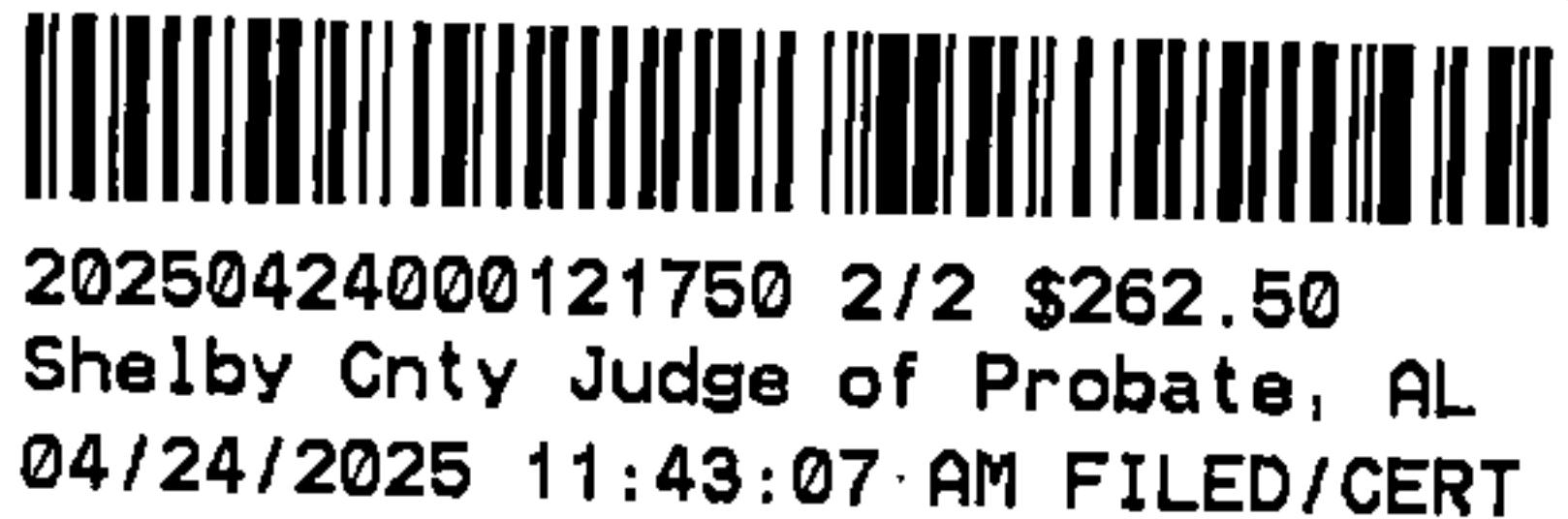
Grantee's Name Parker Johnson
Mailing Address 125 Sugarberry Dr.
Mobile AL 35114

Property Address 1444 Caribbean Circle
Alabaster AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 237,500



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 4/24/25

Print [Signature]
Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1