

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

CORRECTIVE QUITCLAIM DEED
[Title Not Examined – No Opinion Expressed]

This deed is being recorded to correct the marital status of the Grantor in that
Certain deed dated March 12, 2010, recorded May 13, 2010 in Inst. # 20100513000150410.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTOR, Bruce H. Kelley and Donna J. Kelley, a married couple** (hereinafter referred to as **GRANTOR**), the receipt whereof is hereby acknowledged, the **GRANTOR** hereby remise, release, quitclaim, and convey unto the **GRANTEE, Bruce H. Kelley and Donna J. Kelley, as Trustees, and successors of the Kelley Family Trust, dated January 13, 2001, and as Community Property held in the name of the Trust** (hereinafter referred to as **GRANTEE**), all of their rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 84, according to the Survey of Grande View Gardens and Townhomes, First Addition, as recorded in Map Book 26, Page 16 in the Probate Office of Shelby County, Alabama.

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

Property Address: **122 Sunflower Pl, Alabaster, AL 35007**

Parcel ID : **23-5-21-0-006-055-000**

TO HAVE AND TO HOLD, unto the said **GRANTEE**, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this 24th, April day of 2025.

Bruce H. Kelley
Bruce H. Kelley

Donna J. Kelley
Donna J. Kelley

STATE OF _____)

COUNTY OF _____)

I, the undersigned Notary Public in and for said County and State, hereby certify that **Bruce H. Kelley and Donna J. Kelley** whose names are signed to the foregoing conveyance, and who 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 _____ day of 2025.

Notary Public
My Commission Expires:

*Please see
notary
attachment*

Clear Form



All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

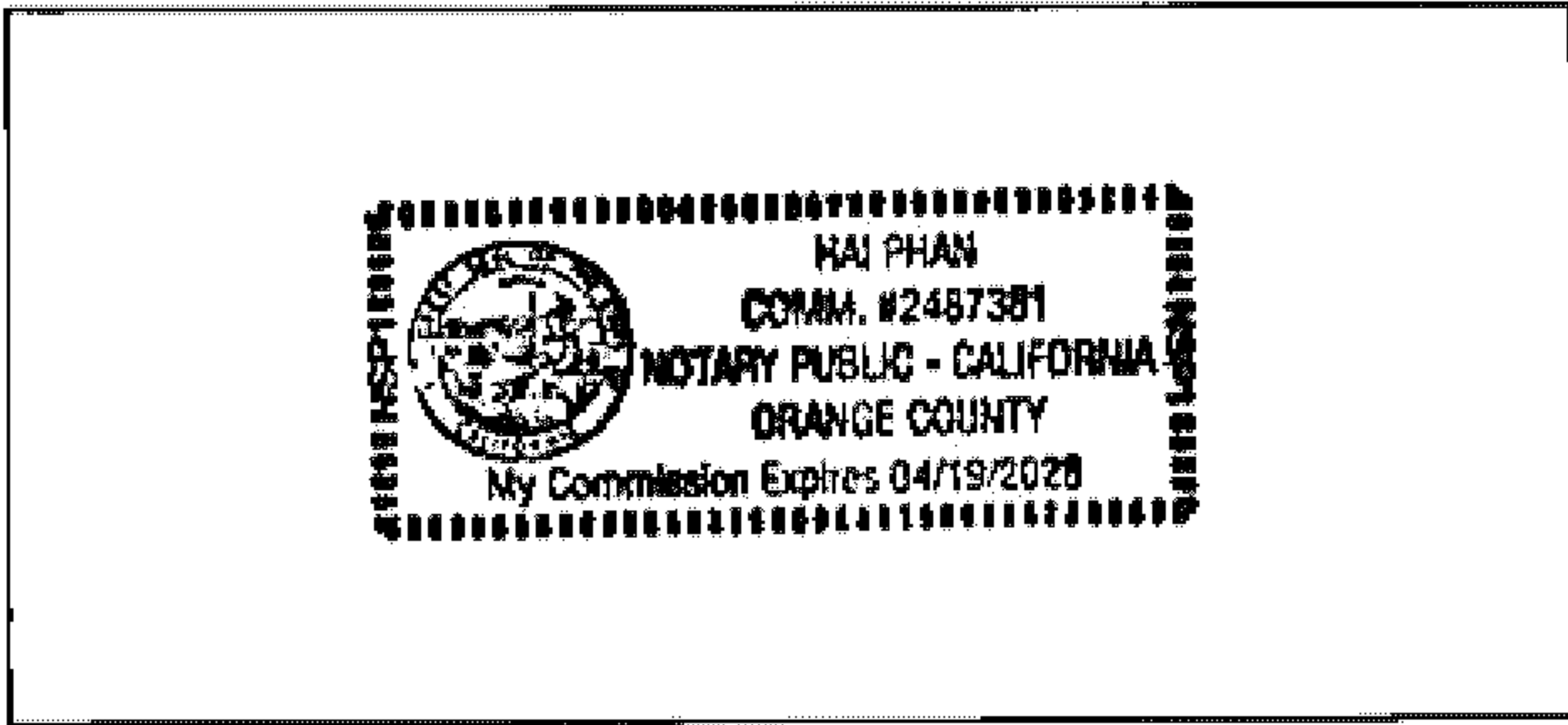
State of California

County of Orange

On 04/24/2025 before me, Hai Phan, Notary Public (here insert name and title of the officer), personally appeared Bruce H. Kelley and Donna J. Kelley

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Corrective Quitclaim Deed

Document Date 04/24/2025

Number of Pages 2

Signer(s) Other Than Named Above _____

Account Number (if applicable) _____



F001-000DSG5350CA-01

Real Estate Sales Validation Form

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

Grantor's Name Bruce H. and Donna J. Kelley

Grantee's Name Bruce H. Kelley and Donna J. Kelley as Trustees, and successor Trustees of the Kell Family Trust, Dated January 13, 2001 and as community property held in the name of the Trust

Mailing Address 7082 Little Harbor Dr. Apt D
Huntington, CA. 92648

Mailing Address 7082 Little Harbor Dr Apt D
Huntington, CA. 92648

Property Address 122 Sunflower Pl
Alabaster, AL 35007

Date of Sale April 24, 2025
Total Purchase Price \$ 10.00
or
Actual Value
or
Assessor's Market Value \$196,500.00

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 Tax Assessor's Appraised Market Value

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 April 24, 2025

Print Jeff W. Parmer

Unattested, Filed and Recorded
Official Public Records (verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2025 01:09:59 PM
\$32.00 JOANN
20250429000127100

Sign Jeff W. Parmer
(Grantor/Grantee/Owner/Agent) circle one



Alvin S. Bayl