

STATE OF Alabama

DEED

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, BRADFORD Y. PARNELL AND KRISTI W. PARNELL, HUSBAND AND WIFE (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto BRADFORD Y. PARNELL AND KRISTI W. PARNELL AS TRUSTEES OF THE PARNELL FAMILY TRUST DATED 5/24/21 and any amendments thereto."

the following described interest in real estate situated in the County of Shelby and State of Alabama, to-wit:

See Attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

NO TITLE SEARCH WAS PERFORMED. DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTOR HEREIN AND RELIED UPON BY THE DRAFTER.

Property is and remains the homestead of the grantors.

Subject to: SUBJECT TO: (1) Taxes for the year 2021 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any. No title search was performed. This deed was prepared with information furnished by the grantor/grantee herein and relied upon by the drafter.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the

lawful claims of only those persons claiming by, through or under the grantor or grantor's title.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 5/21/21.


BRADFORD Y. PARNELL


KRISTIE W. PARNELL

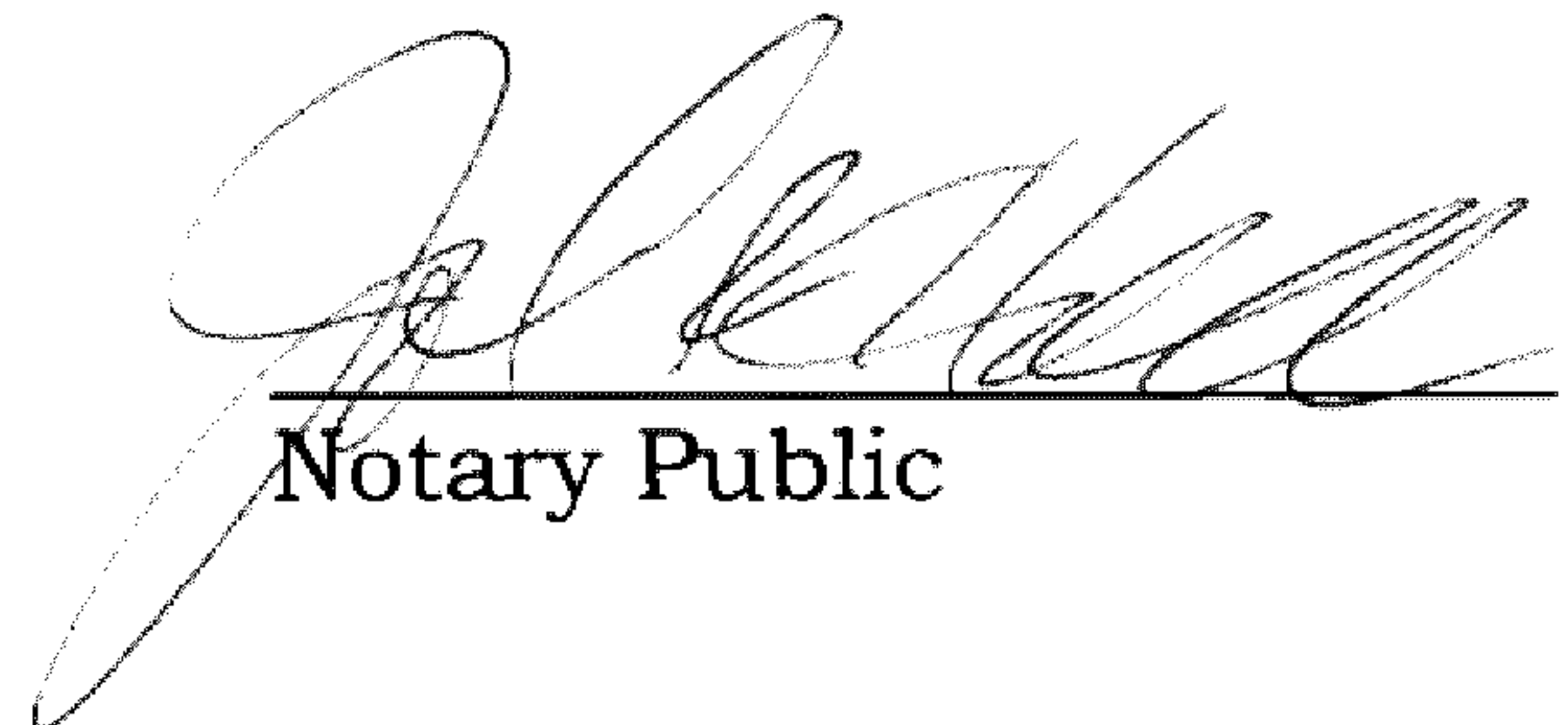
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that BRADFORD Y. PARNELL AND KRISTI W. PARNELL, HUSBAND AND WIFE ALLDREDGE 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, executed the same voluntarily.

Given under my hand and official seal this the

5/24/21.



Notary Public

My Commission Expires:

8/28/22

Prepared by:
Bradford & Holliman LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: 205-663-0281
Fax: 256-259-3302

Exhibit A

Lot 14, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

Source of Title: Instrument # 1999-07639



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/23/2021 03:48:21 PM
 \$252.50 KIMBERLY
 20211123000563760

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Bradford & Kristie Parnell
 Mailing Address 105 Grove Hill Drive
Alabaster, AL 35007

Grantee's Name Bradford Y. & Kristie W. Parnell
 Mailing Address Trustees, Parnell Family Trust
105 Grove Hill Drive
Alabaster, AL 35007

Property Address 105 Grove Hill Drive
23 8 27 0 000 002.063

Date of Sale 5/24/21
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$215,100

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 5/24/21

Print

Sign

Unattested

(verified by)

John R. Hollen
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1