

Send tax notice to:
Mark and Heather Parker
453 Green Glade Road
Birmingham, AL 35244

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00) in hand paid to the undersigned **Jane L. Bailey, a married woman**, (hereinafter referred to as "Grantor"), by **Mark Parker and Heather Parker** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, Block 1, according to the Survey of Havenwood Park, Second Sector, as recorded in Map Book 10, Page 47 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$311,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property does not constitute the homestead of the grantor nor that of her spouse.

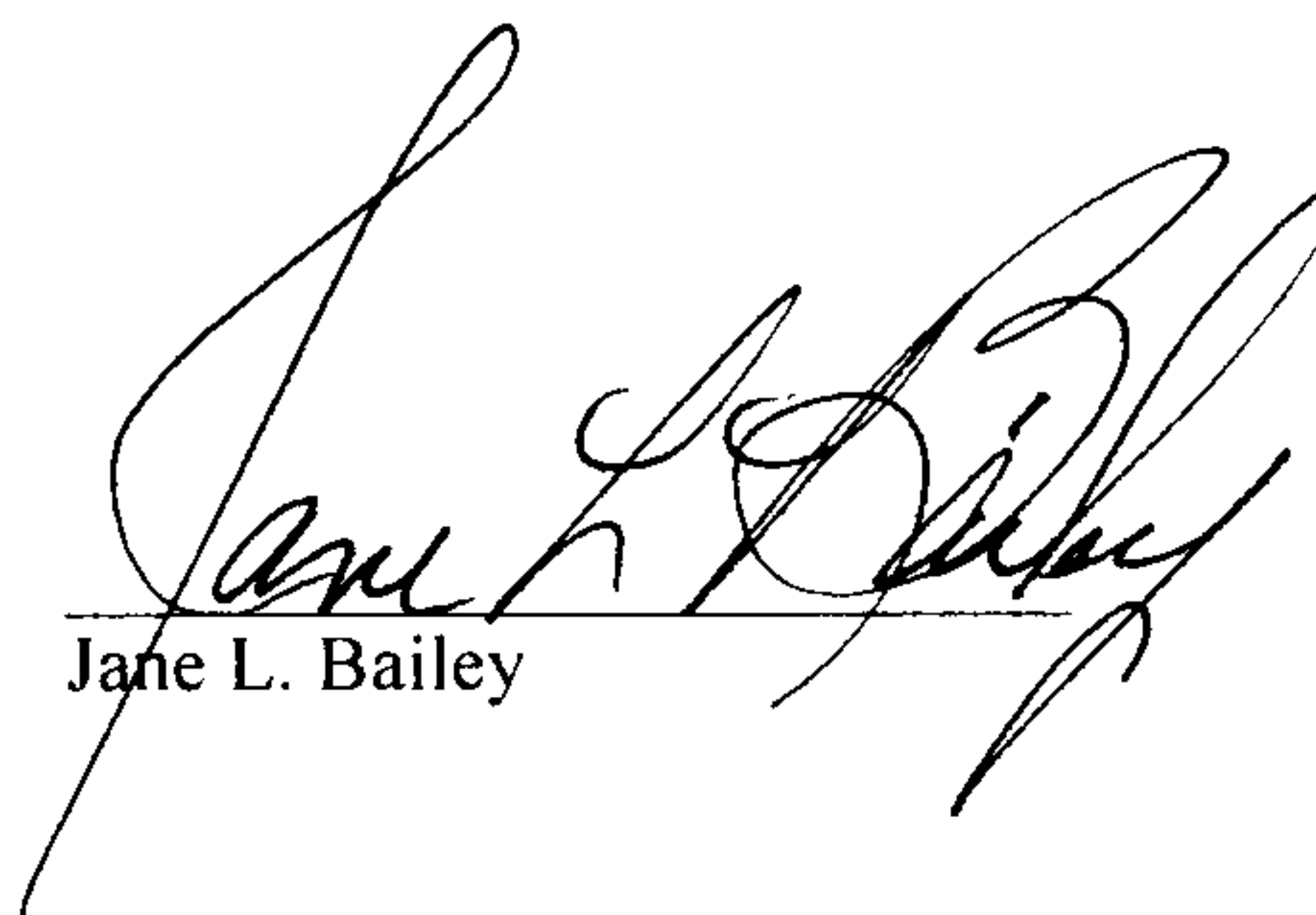
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/15/2012
State of Alabama
Deed Tax: \$104.00


20120815000301320 1/3 \$122.00
Shelby Cnty Judge of Probate, AL
08/15/2012 10:00:52 AM FILED/CERT

IN WITNESS WHEREOF, Grantor Jane L. Bailey has hereunto set her signature and seal on July 18, 2012.

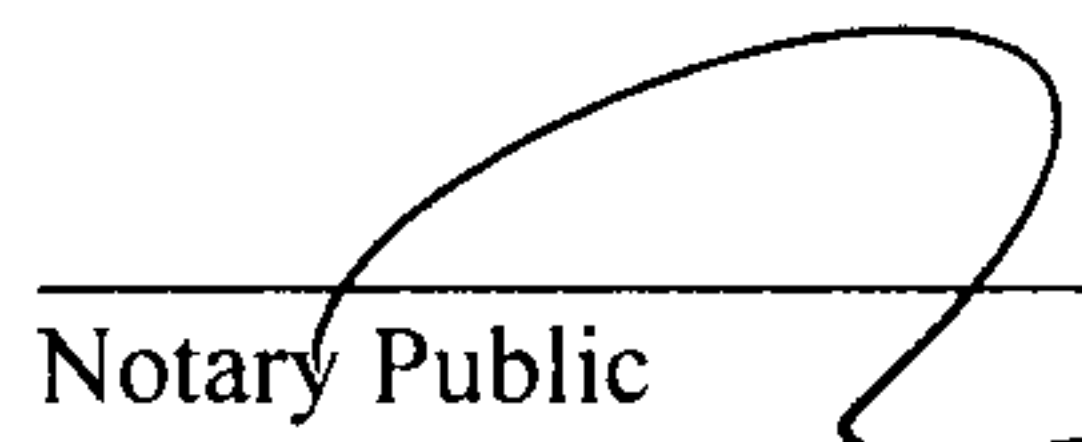

Jane L. Bailey

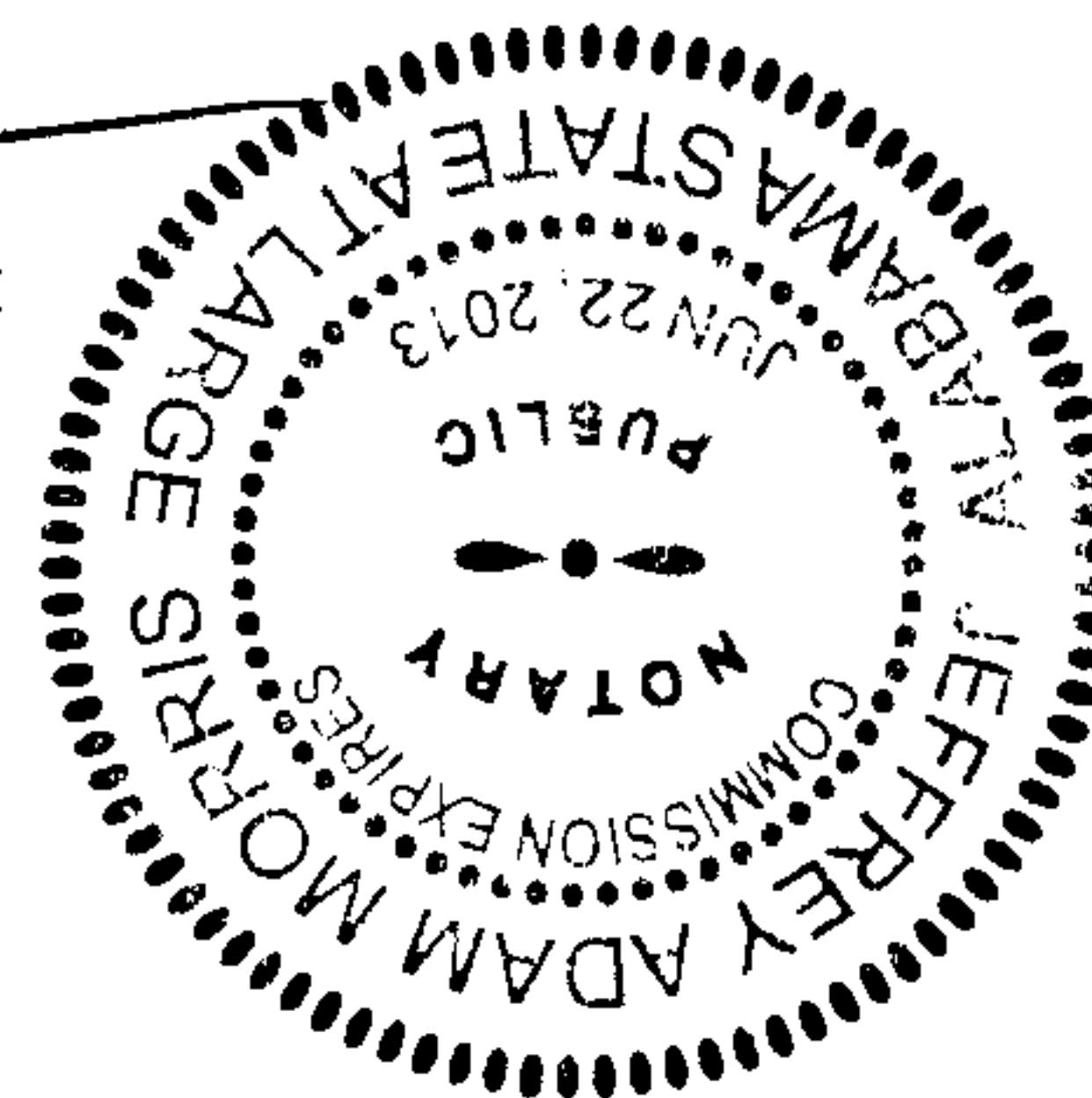
STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal this the 18th day of July 2012

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:




20120815000301320 2/3 \$122.00
Shelby Cnty Judge of Probate, AL
08/15/2012 10:00:52 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jane Bailey
Mailing Address 2500 Pelham Pkwy
Birmingham, AL 35124

Grantee's Name Mark & Heather Parkway
Mailing Address 453 Green Glade Pkwy
Birmingham, AL 35244

Property Address 453 Green Glade Pkwy
Birmingham, AL 35244

Date of Sale July 18, 2012

Total Purchase Price \$ 415,000.00

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 7/18/12

Print Amy Florine Courtney

☐ Unattested

Sign

Amy Florine Courtney

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20120815000301320 3/3 \$122.00
Shelby Cnty Judge of Probate, AL
08/15/2012 10:00:52 AM FILED/CERT