

Send tax notice to:

JANICE H. PARKER
3404 TRACE CIRCLE
HOOVER, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2012321

WARRANTY DEED


20120910000341860 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
09/10/2012 01:27:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Nine Thousand Six Hundred and 00/100 Dollars (\$459,600.00) in hand paid to the undersigned, JOHNNY W. DAVIS, Married Not Join by Spouse (hereinafter referred to as "Grantors") by JANICE H. PARKER and THOMAS O. PARKER, JR. (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 12, BLOCK 3, ACCORDING TO THE MAP AND SURVEY OF WYNGATE TRACE, AS RECORDED IN MAP BOOK 12, PAGE 94, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OR CLAIMS OF OPARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
5. DEFECTS, LIENS, ENUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
9. TRANSMISSION LINE PERMITE TO ALABAMA POWER COMPANY.
10. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES.

\$350,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of July, 2012.

*Johnny W. Davis
By and Through His Attorney In
Fact, Veronica Davis*

JOHNNY W. DAVIS
BY AND THROUGH HIS ATTORNEY IN FACT,
VERONICA DAVIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that VERONICA, whose name as Agent and Attorney in fact for JOHNNY W. DAVIS, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for JOHNNY W. DAVIS, on the day the same bears date.

Given under my hand and official seal this the 23RD day of July, 2012.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-30-16


20120910000341860 2/3 \$128.00
Shelby Cnty Judge of Probate, AL
09/10/2012 01:27:29 PM 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 Johnny Davis
Mailing Address 4005 Kinn Cir
Birmingham AL
35242

Grantee's Name Thomas Parker
Mailing Address 3404 Trace Circle
Hawes, AL 35242

Property Address 3404 Trace Circle
Hawes, AL 35242

Date of Sale 7/23/12
Total Purchase Price \$ 459,600

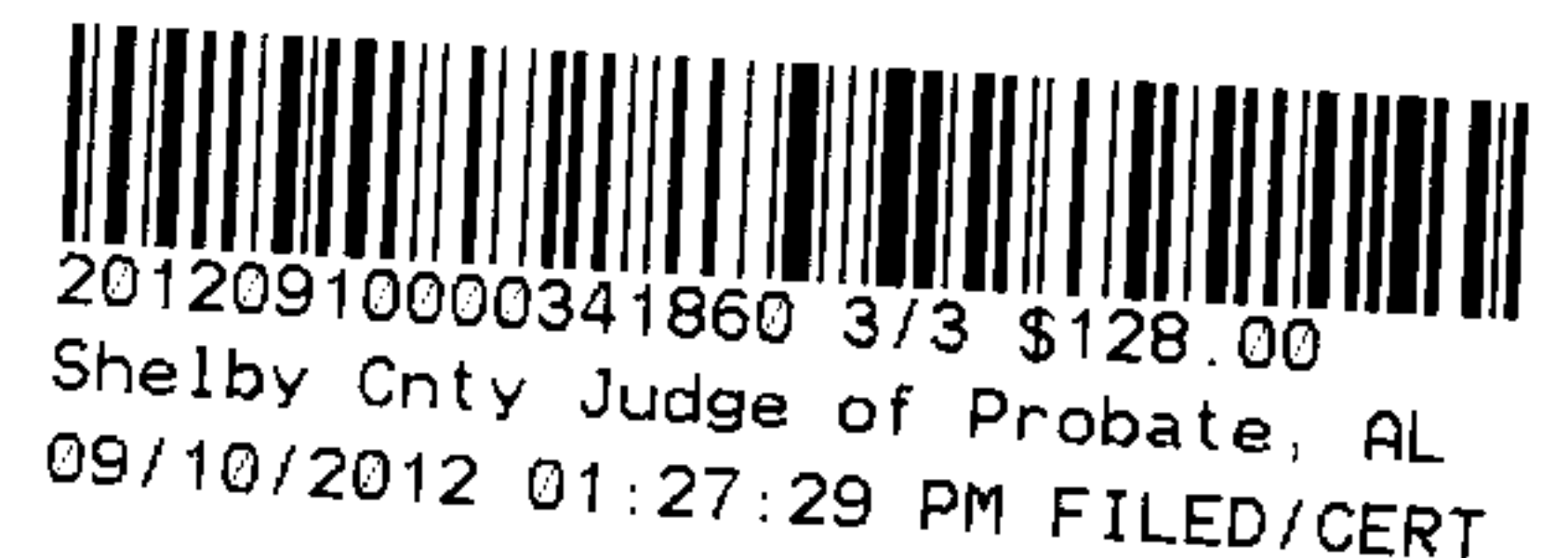
or
Actual Value \$

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 7-23-12

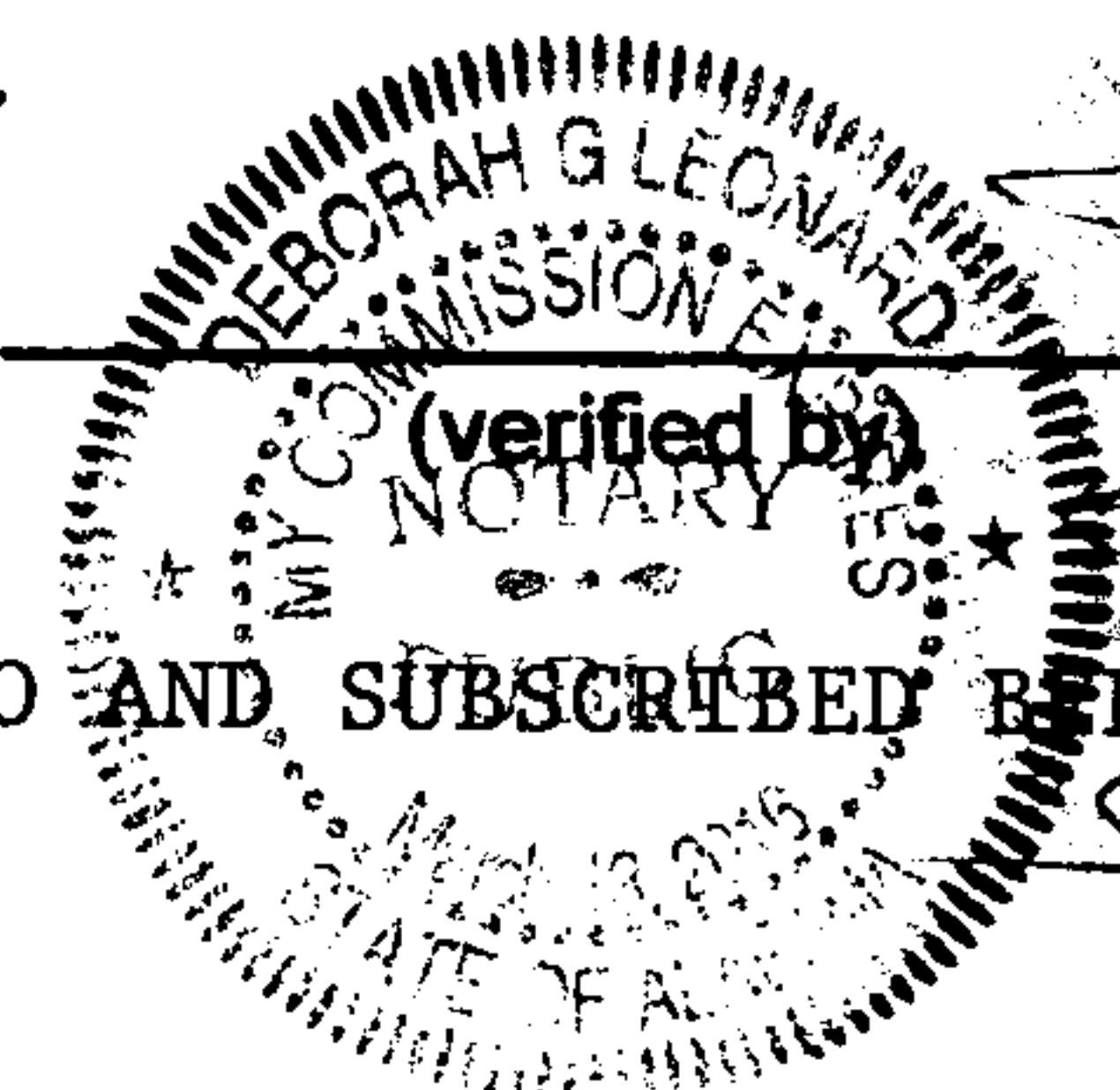
Print Charles D. Howard, Jr.

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS



20th COUNTY OF SHELBY
DAY OF AUGUST, 2012.
Deborah G. Leonard
NOTARY PUBLIC

Form RT-1