


After Recording Send Tax Notice To:

Marie E. Parkinson
122 Chase Plantation Parkway
Hoover, AL 35244



20130226000080330 1/3 \$180.00
Shelby Cnty Judge of Probate, AL
02/26/2013 09:19:52 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHLEBY COUNTY

Shelby County, AL 02/26/2013
State of Alabama
Deed Tax: \$162.00

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Marie E. Parkinson, a single woman, and David Eric Parkinson, a married man** (herein referred to as Grantor), who certify that the property conveyed hereby constitutes the homestead of Marie E. Parkinson, grant, bargain, sell and convey unto **Marie E. Parkinson** (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 39, according to the Survey of Chase Plantation,
Third Sector, as recorded in Map Book 9, Page 47 in
the Office of the Judge of Probate of Shelby County,
Alabama.***

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

The property conveyed does not constitute the homestead of David Eric Parkinson nor his spouse.

To have and to hold to the said grantee, as tenants in common, her heirs and assigns in fee simple, forever.


Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 23rd day of January, 2013.

Marie E Parkinson
Marie E. Parkinson

David Eric Parkinson
David Eric Parkinson


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

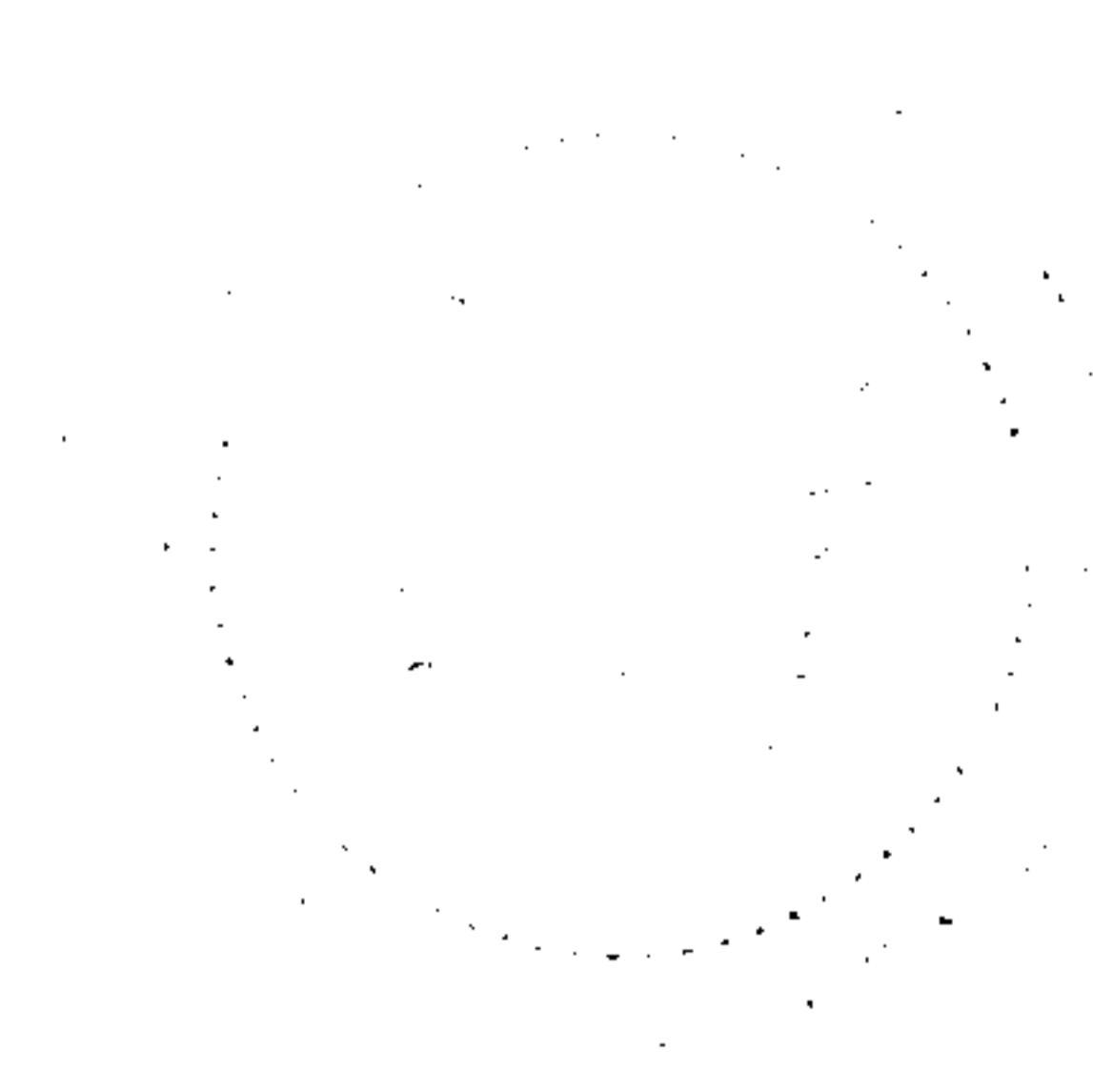
COUNTY OF SHELBY

I, Brandi Dipiazza, a Notary Public in and for said County, in said State, hereby certify that Marie E. Parkinson, a single woman, and David Eric Parkinson, a married man, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me 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 of office
this 23rd day of January, 2013.

Brandi Dipiazza
Brandi Dipiazza, NOTARY PUBLIC
My Commission Expires: 2/7/2016

This Document Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281



Real Estate Sales Validation Form

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

Grantor's Name Marie Parkinson Grantee's Name Marie Parkinson
Mailing Address 122 Chase Plantation Pkwy Mailing Address 122 Chase Plantation Pkwy
Hoover, AL 35244 Hoover, AL 35244

Property Address 122 Chase Plantation Pkwy Date of Sale 1/23/13
Hoover, AL 35244 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 161,800.⁰⁰

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 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 1/23/13 Print Marie Parkinson
 Unattested _____ Sign Marie E Parkinson
(verified by) (Grantor/Grantee/Owner/Agent) circle one