

47306  
Shelby

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Emily C. Parrish  
Timothy W. Parrish  
4013 Cross Grove Circle  
Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**


STATE OF ALABAMA  
Jefferson COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Emily C. Parrish fka Emily Cheryl Godwin and Timothy W. Parrish, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Emily C. Parrish and Timothy W. Parrish, wife and husband (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 20, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, page 174, A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The purpose of this deed is to change the name of the vested title owner to her married name, to add the spouse to the title and to create survivorship.

  
20131004000399870 1/2 \$120.00  
Shelby Cnty Judge of Probate, AL  
10/04/2013 01:30:43 PM FILED/CERT

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 17, 2013.

Shelby County, AL 10/04/2013  
State of Alabama  
Deed Tax: \$102.00

  
Emily C. Parrish fka Emily Cheryl Godwin

  
Timothy W. Parrish (SEAL)

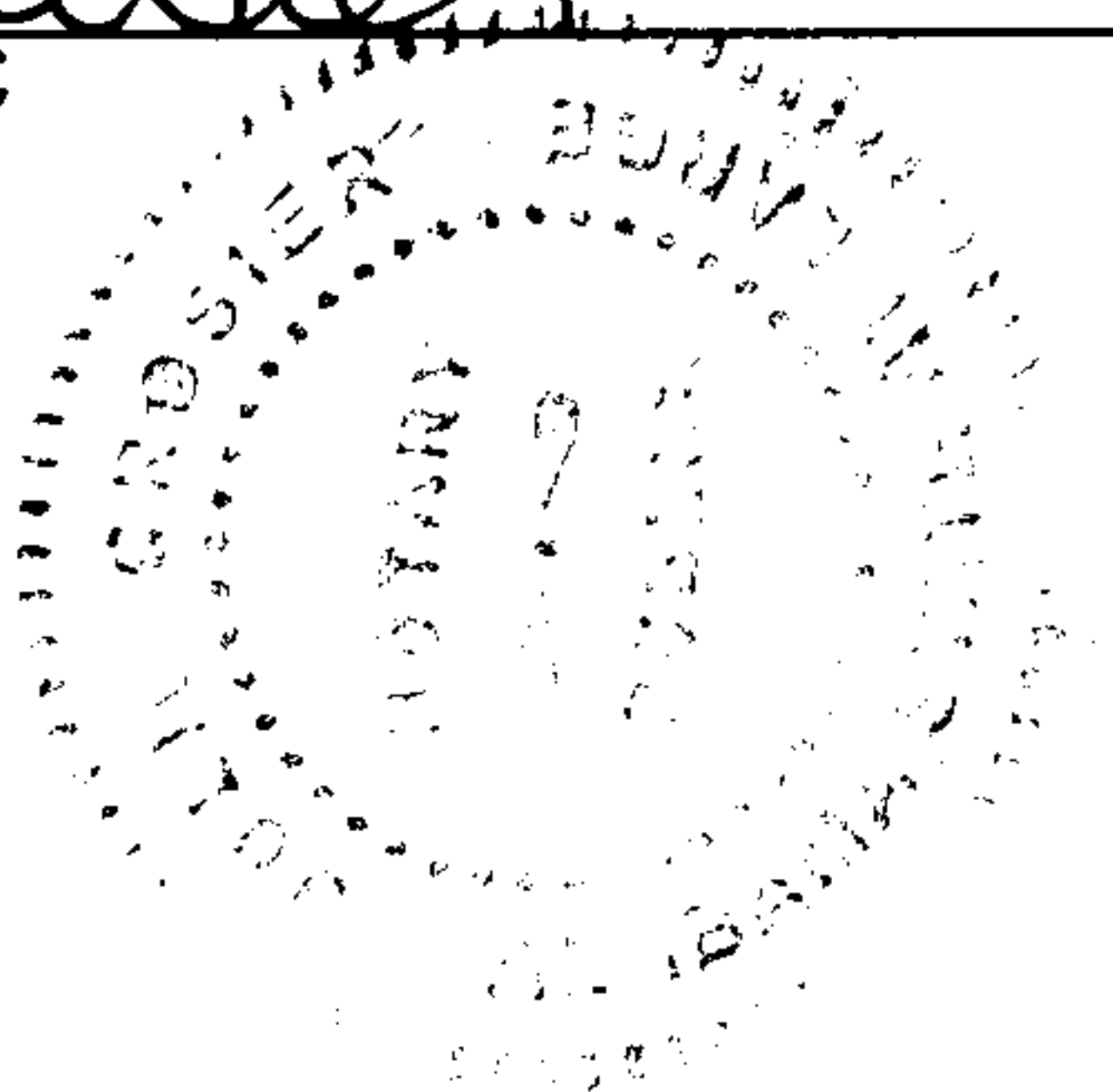
STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily C. Parrish fka Emily Cheryl Godwin and Timothy W. Parrish, wife and husband, whose name(s) 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 on August 17, 2013.

My commission expires:

Jan 19<sup>th</sup> 2014

  
NOTARY PUBLIC





# Real Estate Sales Validation Form

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

Grantor's Name Emily C. Parrish  
Mailing Address 4013 CROSS GROVE CIR.  
Bham AL  
35242

Grantee's Name Emily C. Parrish  
Mailing Address 4013 CROSS GROVE CIR.  
Bham, AL  
35242

Property Address \_\_\_\_\_  
Same

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_



20131004000399870 2/2 \$120.00  
Shelby Cnty Judge of Probate, AL  
10/04/2013 01:30:43 PM FILED/CERT

Assessor's Market Value \$ 201,400 ~~✗~~  
✗ 1/2 value to add New husband

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 1/2 value ~~✗~~  
✗ Which will be 102,000.

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 9/18/13

Print Lisa Eaton

☐ Unattested

Sign Lisa Eaton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one