



20140306000061740 1/2 \$201.50  
Shelby Cnty Judge of Probate, AL  
03/06/2014 01:44:38 PM FILED/CERT

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
James D. Harper  
Javne E. Harper  
297 Creekside LN  
Elkhorn NE 33184.

# **WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$184,500.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Patricia Howard Parnell a single person, whose mailing address is 2537 Belle Terre Drive, AL 35294 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James D. Harper and Jayne E. Harper, whose mailing address is 297 Creekside Lane, Pelham, AL 35124 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 297 Creekside Lane, Pelham, AL 35124; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 100 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 14th day of February, 2014.

Patricia Howard Parnell

# State of Alabama Jefferson County

I, the undersigned, a notary for said County and in said State, hereby certify that Patricia Howard Parnell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14th day of February, 2014.

Notary Public  
Commission Expires: 10/31/2016

Shelby County, AL 03/06/2014  
State of Alabama  
Deed Tax: \$184.50

EXHIBIT "A"  
Legal Description

Lot 173, according to the Final Subdivision Plat of Holland Lakes, Sector 3, as recorded in Map Book 37, page 85, in the Probate Office of Shelby County, Alabama.



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