

This Instrument was Prepared by:

Send Tax Notice To: Rachel Parker  
William Parker

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-14-21200

108 Westing Circle  
W. Ironville AL 35186

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Nine Thousand Dollars and No Cents (\$159,000.00)**, 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, **Laura M. Bates**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rachel Parker and William Parker**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 25, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

**Property may be subject to taxes for 2014 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Laura M. Bates, and Laura M. Payne, are one in the same person. No part of the homestead of the grantor or spouse herein.**

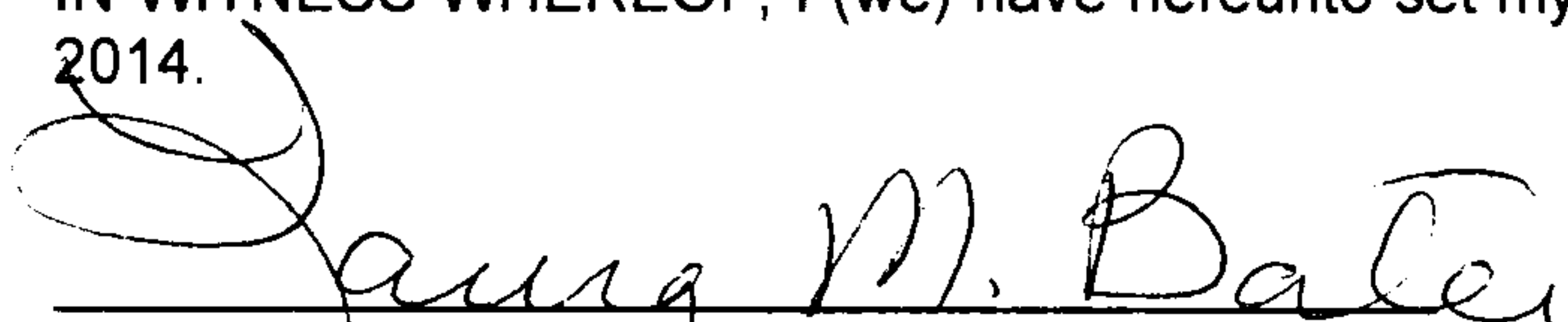
**\$154,230.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

**\$4770.00** of the purchase price of the above described property was financed with the proceeds of a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 the 9th day of May, 2014.

  
Laura M. Bates

State of Alabama

County of Shelby

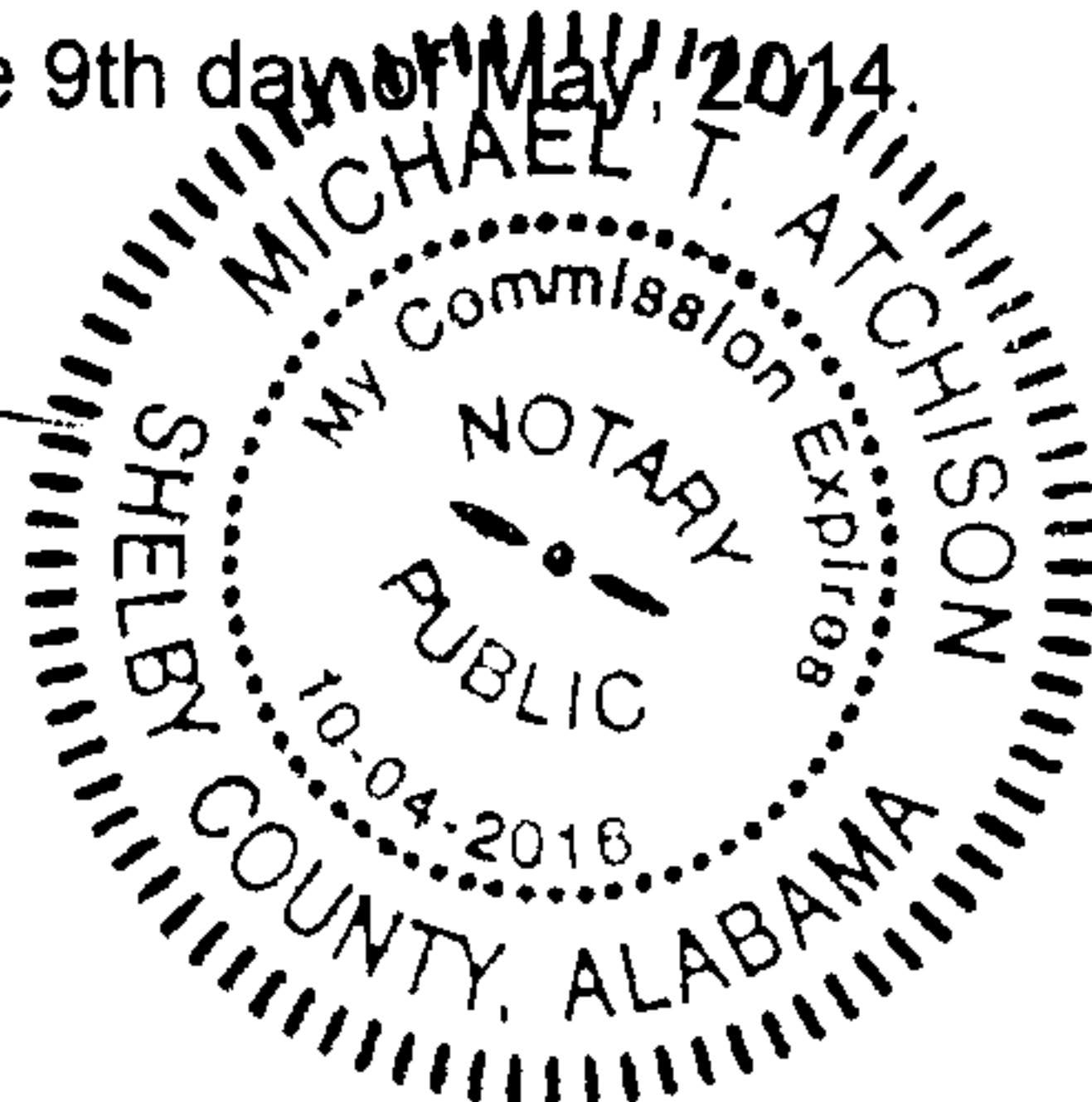
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Laura M. Bates whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 9th day of May, 2014.

  
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



  
20140520000151250 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/20/2014 08:51:08 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 Laura M. Bates

Grantee's Name Rachel Parker

Mailing Address

106 Covington Place  
Columbia, AL 35051

Mailing Address

William Parker  
108 Weeping Circle  
Wilsonville, AL 35251

Property Address

108 Weeping Circle  
Wilsonville, AL 35186

Date of Sale May 09, 2014

Total Purchase Price \$159,000.00

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 of 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 May 09, 2014

Print

Rachel Parker

Sign

Rachel Parker  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20140520000151250 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1