

20140603000167190 1/8 \$42.00
Shelby Cnty Judge of Probate, AL
06/03/2014 12:26:30 PM FILED/CERT

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Cindy & Bret Park
1744 Ashville Rd.
Montevallo, AL 35115

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Sixty Eight Thousand and 00/100 Dollars (\$68,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, LONNIE CLYDE THOMPSON, a married person, JAMES LEON THOMPSON, a married person, ROBERT STANFORD THOMPSON, an unmarried person, DANIEL MATTHEW THOMPSON, an unmarried person and MARY FRANCES THOMPSON BRITTON, a married person (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CINDY J. PARK and BRET STEPHEN PARK, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Frances M. Thompson is the surviving grantee of that certain deed recorded in Book 34, page 823, in the Probate Office of Shelby County, Alabama; the other grantee, Robert S. Thompson, Sr., having died on or about February 14, 1991.

Sixty Four Thousand Six Hundred and 00/100 Dollars (\$64,600.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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 persons.

Shelby County, AL 06/03/2014
State of Alabama
Deed Tax: \$4.00

Dated this 13th day of May, 2014.




LONNIE CLYDE THOMPSON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that LONNIE CLYDE THOMPSON is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of May, 2014.




NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017



Lonnie Clyde Thompson is one and the same person as Lonnie Thompson.

The subject property does not constitute the homestead of Lonnie Clyde Thompson or his spouse.


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Dated this 13th day of May, 2014.

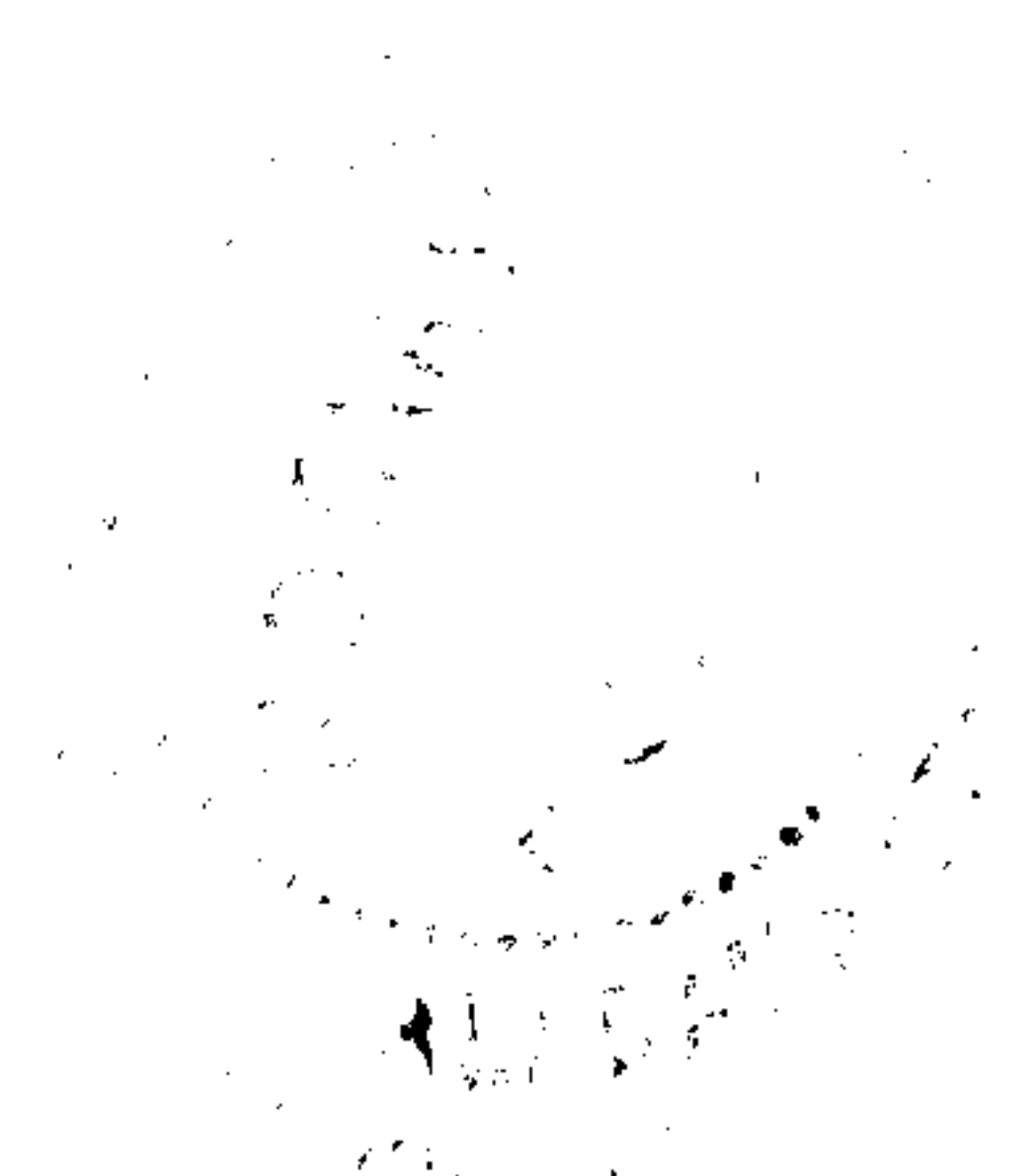
JAMES LEON THOMPSON BY LONNIE CLYDE THOMPSON
JAMES LEON THOMPSON
HIS ATTORNEY-IN-FACT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that LONNIE CLYDE THOMPSON, whose name as Attorney-in-Fact for JAMES LEON THOMPSON is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 13th day of May, 2014.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017



James Leon Thompson is one and the same person as James L. Thompson.

The subject property does not constitute the homestead of James Leon Thompson or his spouse.


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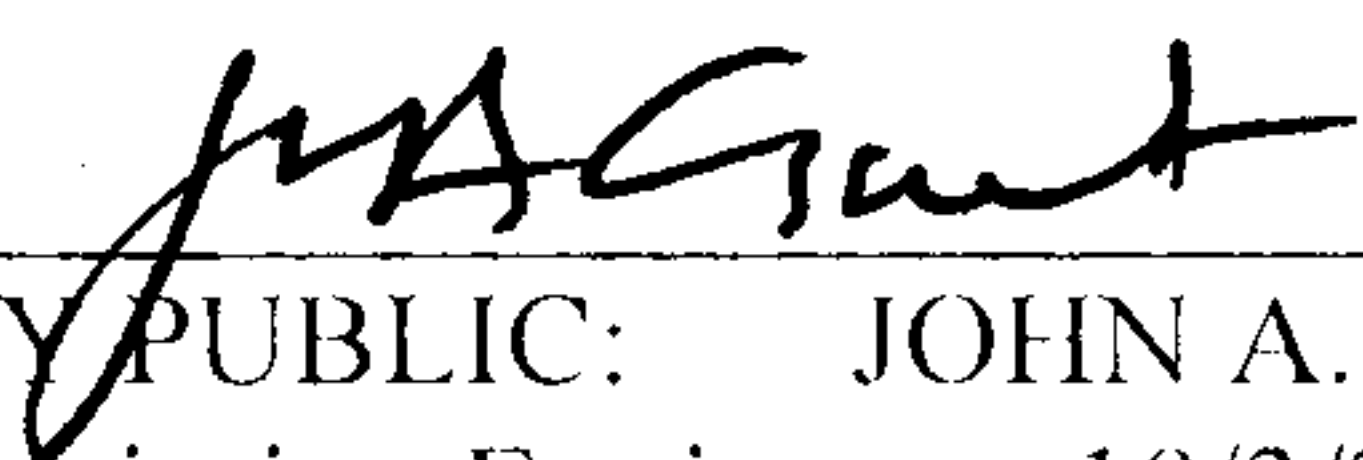
Dated this 13th day of May, 2014.

ROBERT STANFORD THOMPSON BY LONNIE CLYDE THOMPSON
ROBERT STANFORD THOMPSON
HIS ATTORNEY-IN-FACT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that ROBERT STANFORD THOMPSON, whose name as Attorney-in-Fact for JAMES LEON THOMPSON is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 13th day of May, 2014.



NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017

Robert Stanford Thompson is one and the same person as Robert Thompson.

The subject property does not constitute the homestead of Robert Stanford Thompson.


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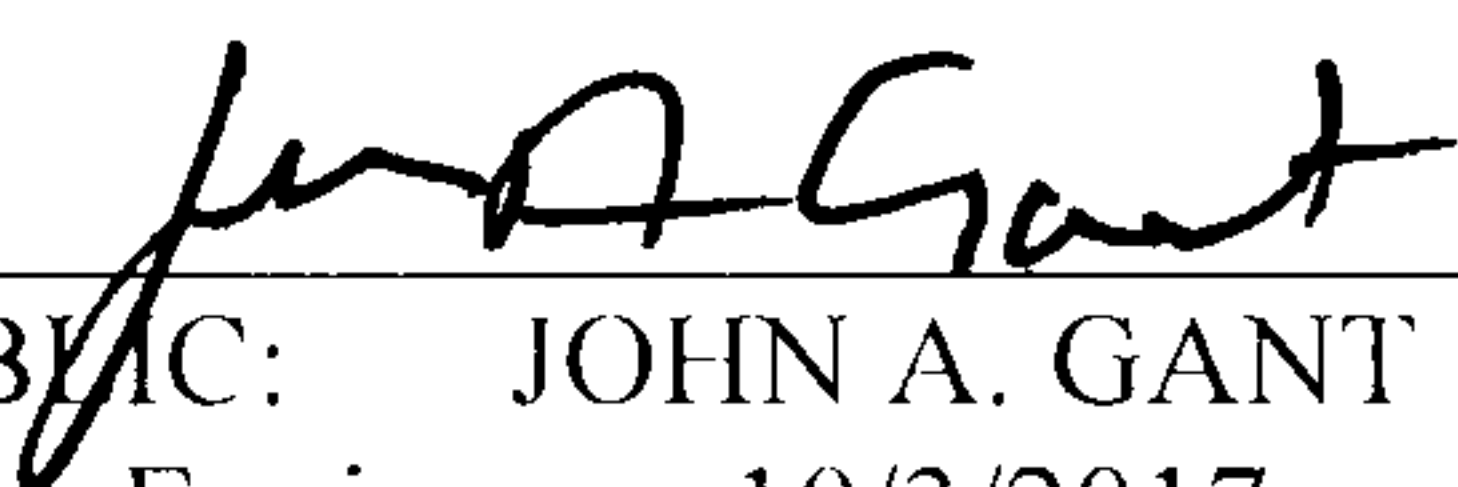
Dated this 13th day of May, 2014.

DANIEL MATTHEW THOMPSON BY LONNIE CLYDE THOMPSON
DANIEL MATTHEW THOMPSON
HIS ATTORNEY-IN-FACT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that LONNIE CLYDE THOMPSON, whose name as Attorney-in-Fact for DANIEL MATTHEW THOMPSON is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 13th day of May, 2014.



NOTARY PUBLIC: JOHN A. GANT
My Commission Expires: 10/3/2017

Daniel Matthew Thompson is one and the same person as Daniel Thompson.

The subject property does not constitute the homestead of Daniel Thompson.


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Dated this 13th day of May, 2014.

MARY FRANCES THOMPSON BRITTON BY LONNIE CLYDE THOMPSON
MARY FRANCES THOMPSON BRITTON
HER ATTORNEY-IN-FACT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that MARY FRANCES THOMPSON BRITTON, whose name as Attorney-in-Fact for JAMES LEON THOMPSON is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of May, 2014.



NOTARY PUBLIC. JOHN A. GANT
My Commission Expires: 10/3/2017

Mary Frances Thompson Britton is one and the same person as Mary Thompson Britton.

The subject property does not constitute the homestead of Mary Frances Thompson Britton or her spouse.

Property Address:
1744 Ashville Rd.
Montevallo, AL 35115

Grantee's Address:
1744 Ashville Rd.
Montevallo, AL 35115

Grantor's Address:
190 Hidden Creek Lane
Montevallo, AL 35115



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EXHIBIT "A"

A tract of land situated in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:


Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 375.00 feet to point of beginning; thence continue East along last described course a measured distance of 90.4 feet; thence left 115 degrees 00 minutes and run Northwesterly a deed distance of 100.00 feet; thence left 21 degrees 43 minutes and run Northwesterly a measured distance of 249.10 feet to a point of intersection with the Easterly right of way line of Highway 119; thence Southerly along said road right of way line a measured distance of 68.8 feet (Deed 78.8 feet); thence 79 degrees 20 minutes and run Southeasterly a measured distance of 251.5 feet to point of beginning.

Subject to an easement for a driveway fronting Highway 119, described as follows:

Begin at the most Northerly corner of said described property and run Southeasterly 100.0 feet; thence 90 degrees 00 minutes and Southwesterly 6.0 feet; thence right 90 degrees 00 minutes and run Northwesterly 100.0 feet; thence right 90 degrees 00 minutes and run Northeasterly 6.0 feet to point of beginning; being situated in Shelby County, Alabama.

Less and Except any portion of subject property lying South of Section 16.

All being situated in Shelby County, Alabama.


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Real Estate Sales Validation Form

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

Grantor's Name Lonnie Clyde Thompson, et.al.
Mailing Address 190 Hidden Creek Ln.
Montevallo, AL 35115

Grantee's Name Cindy J. Park & Bret Stephen Park
Mailing Address 1744 Ashville Rd.
Montevallo, AL 35115

Property Address 1744 Ashville Rd.
Montevallo, AL 35115

Date of Sale 5/13/2014

Total Purchase Price \$ 68,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

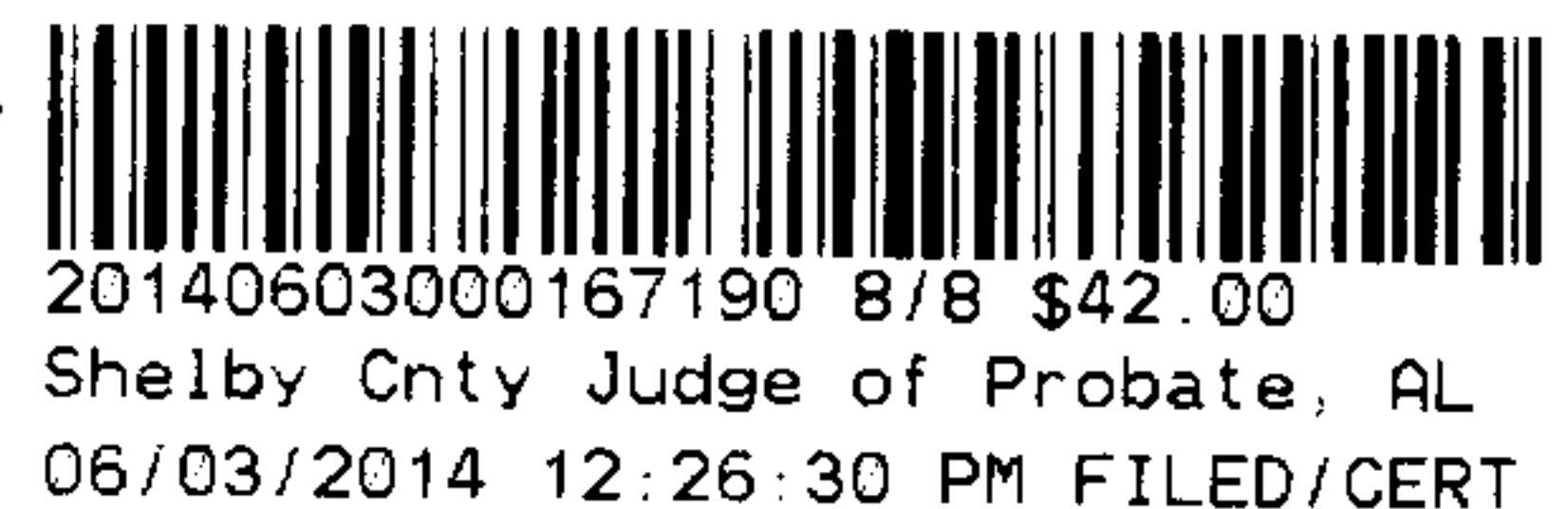
Instructions

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

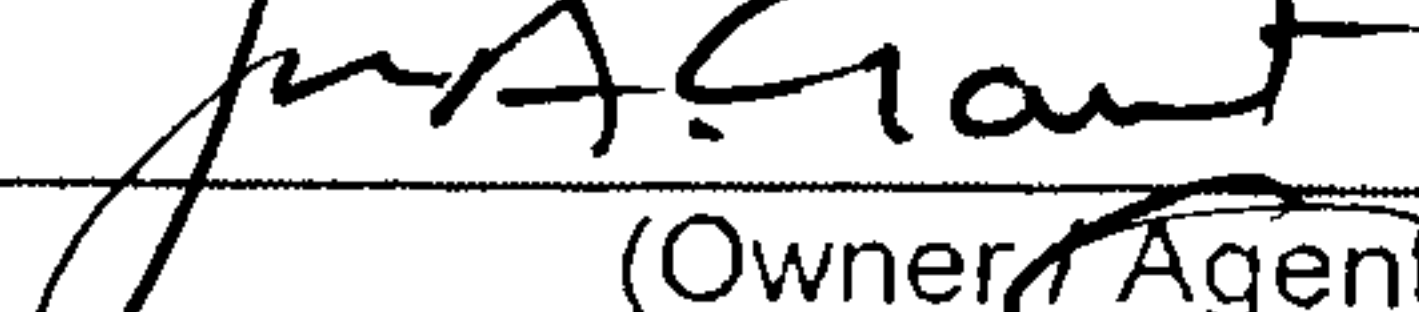
Current Assessor's market value - if no proof is provided, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 5/26/2014

Print John A. Gant

Sign 
(Owner/Agent) circle one