

This instrument prepared by:
Russell M. Cunningham, IV
Cunningham Firm, LLC
Landmark Center, Suite 600
2100 First Avenue North
Birmingham, AL 35203

Send tax notice to:
Carol Jeanne Parkison
1336 Inverness Cove Drive
Hoover, AL 35242



20140829000273030 1/3 \$100.00
Shelby Cnty Judge of Probate, AL
08/29/2014 01:48:11 PM FILED/CERT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

Know all men by these presents, that in consideration of One Hundred Ninety-Eight Thousand and 00/100 Dollars (\$198,000.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, James E. Hall and Joni O. Hall (formerly known as Joni K. Odom), husband and wife, whose address is 1336 Inverness Cove Drive, Hoover, Alabama 35242 (the "Grantor"), does hereby grant, bargain, sell and convey unto Carol Jeanne Parkison, a married woman whose address is 505 Potters Mill Avenue, Daphne, Alabama 36526 (the "Grantee"), their entire right, title and interest in the following described real estate situated in Shelby County, Alabama:

Lot 172-A, according to the Final Plat of the Residential Subdivision Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book 36, Page 110 A & B in the Probate Office of Shelby County, Alabama.

Subject to easements; encumbrances; restrictions; rights-of-way; covenants; encroachments; set-back lines; restrictions; ad valorem taxes for the current year; and agreements and all other matters of record that are applicable to the above-described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

To have and to hold, unto the said GRANTEE, her heirs, successors and assigns, forever.


And said GRANTORS do for themselves, their heirs, successors and assigns, covenant with said GRANTEE, her heirs, successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, successors and assigns shall, warrant and defend the same to said GRANTEE, her heirs, successors and assigns forever, against the lawful claims of all persons.

The above-described real property is located at: 1336 Inverness Cove Drive, Hoover, Alabama 35242. The value of this real estate property based on the GRANTEE'S purchase from an unrelated third party GRANTOR is \$198,000.

Shelby County, AL 08/29/2014
State of Alabama
Deed Tax: \$80.00

IN WITNESS WHEREOF, We have hereunto set our hands and seals to this the ____ day of August 2014.


James E. Hall


20140829000273030 2/3 \$100.00
Shelby Cnty Judge of Probate, AL
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Joni O. Hall

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Hall, whose name is signed to the forgoing 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 29th day of August 2014.



NOTARY PUBLIC
My Commission Expires: _____

[NOTARIAL SEAL]

MELANIE BAUGHN BURSON
Notary Public, Alabama State At Large
My Commission Expires June 13, 2018

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joni O. Hall, whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.



20140829000273030 3/3 \$100.00
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Given under my hand and official seal this 29th day of August 2014.

Melanie Baughn Burson

NOTARY PUBLIC

My Commission Expires: _____

[NOTARIAL SEAL]

MELANIE BAUGHN BURSON
Notary Public, Alabama State At Large
My Commission Expires June 13, 2018