

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Mona Myers
1336 Inverness Cove Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Eight Thousand and 00/100 Dollars (\$208,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Carol Jeanne Parkison, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Mona Myers

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

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

\$183,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.
The property described above and conveyed herein is not the homestead of the grantor nor his spouse.

- Subject to:
- (1)

(2)

(3)
- 2015 ad valorem taxes not yet due and payable;

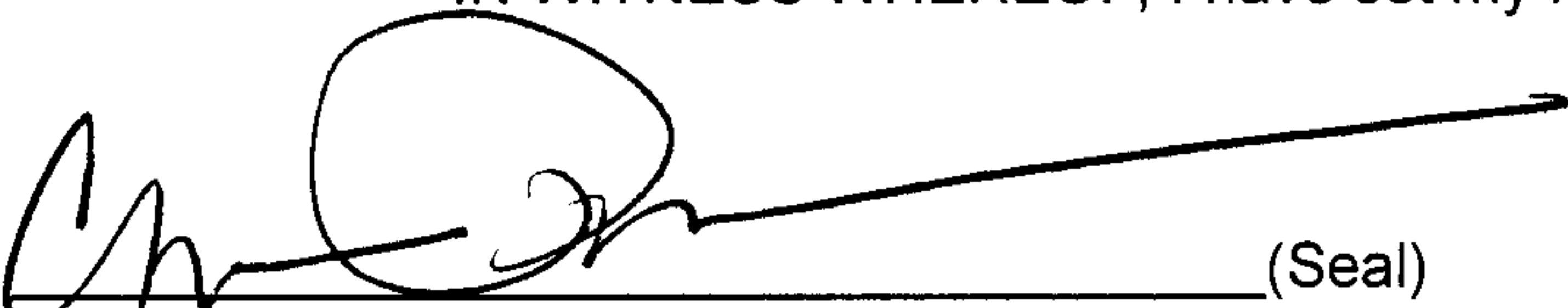
all mineral and mining rights not owned by the Grantor; and

all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

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

IN WITNESS WHEREOF, I have set my hand and seal, this **18th day of February, 2015.**


Carol Jeanne Parkison (Seal)

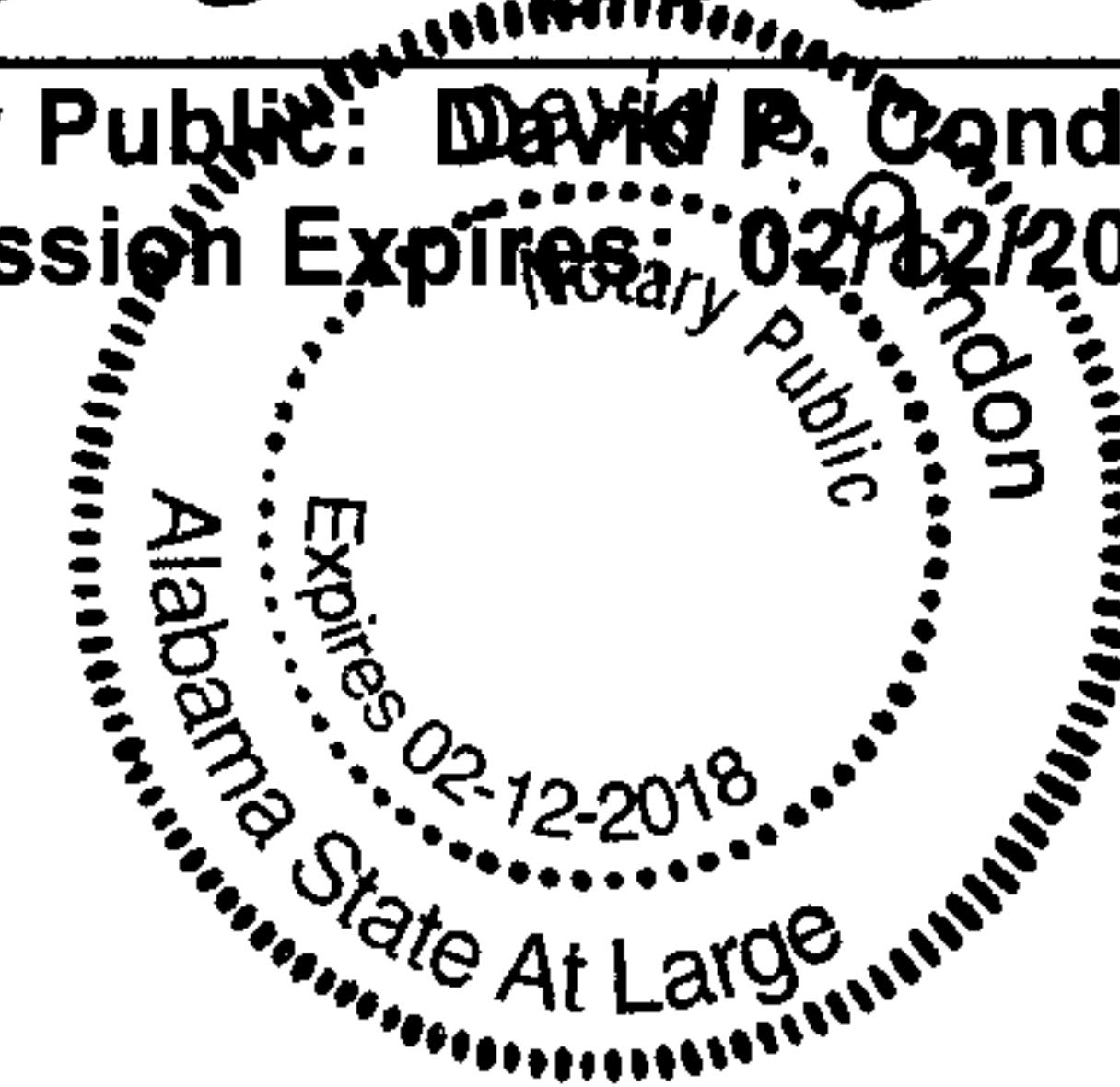
Shelby County, AL 03/02/2015
State of Alabama
Deed Tax: \$25.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Carol Jeanne Parkison** whose name 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 **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **18th day of February, 2015.**


Notary Public: David P. Condon
My Commission Expires: 02/12/2018




20150302000062870 1/2 \$42.00
Shelby Cnty Judge of Probate, AL
03/02/2015 10:43:20 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 Name: **Carol Jeanne Parkison** Date of Sale: **February 18th, 2015** Error! Switch
argument not specified.

Mailing Address: **1336 Inverness Cove Drive**
Birmingham, Alabama, 35242

Total Purchase Price: **\$208,000.00**

Or

Property Address: **1336 Inverness Cove Drive**
Birmingham, Alabama, 35242

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Mona Myers**

Mailing Address: **purchasers add**

purchasers city, purchasers state, purchaser zip

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ Closing Statement

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 Section 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 Section 40-22-1 (h).

Date: **February 18th, 2015** Print: _____

☐ Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one