

This Instrument was Prepared by:
April Clark
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-15-22025

Send Tax Notice To: Jeffrey D. Parker
Angela H. Parker
AL

20150401000102950 1/3 \$74.00
Shelby Cnty Judge of Probate, AL
04/01/2015 01:58:02 PM FILED/CERT

1047 Springfield Dr
Chelsea, AL 35043

**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 **Fifty Four Thousand Dollars and No Cents (\$54,000.00)**, 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, **Bradley Young Summers**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey D. Parker and Angela H. Parker**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a 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 23rd day of March, 2015.

+ Bradley Young Summers
Bradley Young Summers

State of Washington
County of Kittitas

I, Sharif Denney, a Notary Public in and for the said County in said State, hereby certify that Bradley Young Summers, 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 23rd day of March, 2015.

Sharif Denney
Notary Public, State of Washington
My Commission Expires: 9/15/2018

**Notary Public
State of Washington
Sharif Denney
Commission Expires 09-15-18**

Shelby County, AL 04/01/2015
State of Alabama
Deed Tax: \$54.00

EXHIBIT "A"
LEGAL DESCRIPTION


20150401000102950 2/3 \$74.00
Shelby Cnty Judge of Probate, AL
04/01/2015 01:58:02 PM FILED/CERT

Tract #4 of Cecil Shaw Estates, more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West; thence run North along the East line of said 1/4 - 1/4 Section a distance of 931.85 feet to the South right of way line of a county public road; thence turn an angle of 98 degrees 36 minutes to the left and run along said right of way line a distance of 191.67 feet to the P.T. of a right of way curve; thence continue along said right of way curve (whose Delta angle is 9 degrees 28 minutes to the left, radius is 827.67 feet, tangent distance is 68.53 feet, length of arc is 136.75 feet) to the P.C. of said right of way curve; thence turn an angle of 71 degrees 56 minutes to the left from tangent of said right of way curve and run a distance of 866.79 feet to the South line of said 1/4 - 1/4 Section; thence turn an angle of 89 degrees 07 minutes to the left and run East along the South line of said 1/4 - 1/4 Section a distance of 322.25 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Bradley Young Summers

Grantee's Name Jeffrey D. Parker
Angela H. Parker

Mailing Address P.O. Box 506
Cle Elum, WA 98922

Mailing Address

Property Address unknown Shaw Road
Chelsea, AL 35043

Date of Sale March 23, 2015
Total Purchase Price \$54,000.00

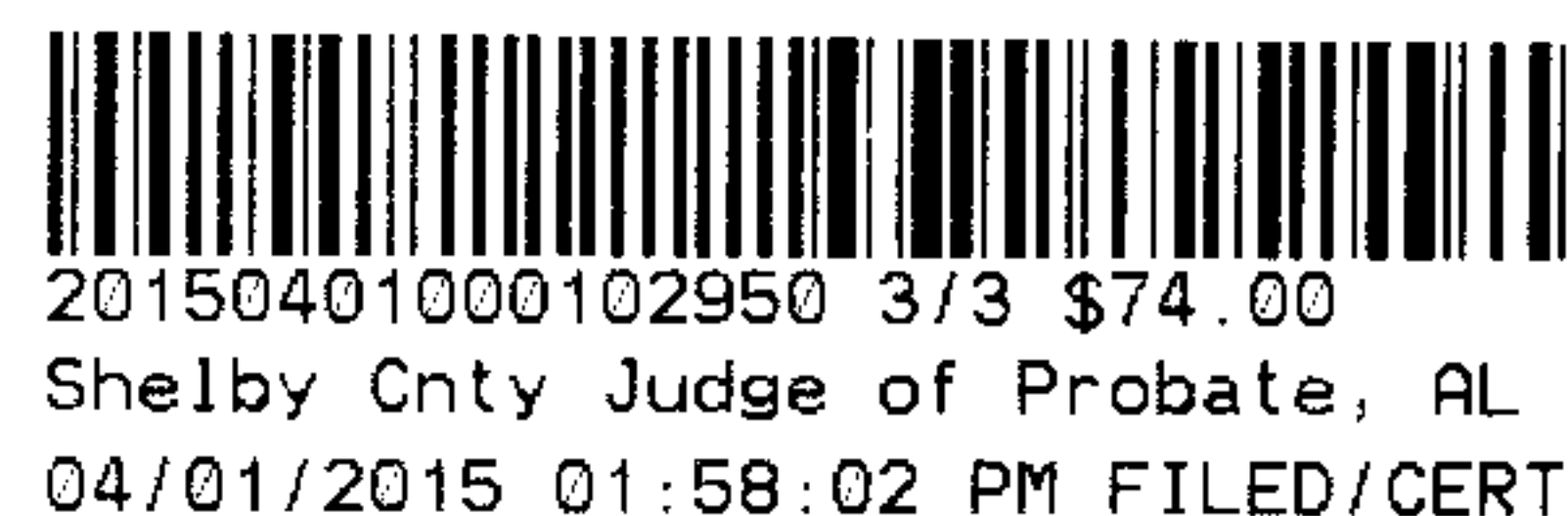
or
Actual Value

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 March 18, 2015

Print

M. L. T. Alchison

Sign

M. L. T. Alchison

(Grantor/Grantee/Owner/Agent) circle one

Unattested

AC

(verified by)