

STATE OF ALABAMA

## Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of One Hundred Thirty Thousand and No/100ths Dollars (\$130,000.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SHARON K. PARKER ATKINSON, a married person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **WANDA L. NEISWONGER** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, in Block 7, according to Map of Navajo Hills, First Sector, as recorded in Map Book 5, page 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Sharon K. Parker and Sharon K. Parker Atkinson are one and the same person.

Subject property does not constitute the homestead of the grantor nor that of her respective spouse.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Restrictions, covenants, and conditions as set out in Deed Book 243, page 480, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
2. **Right(s)-of-Way(s) granted to South Central Bell Telephone Company, as set out in Deed Book 279, page 103, in the Probate Office.**
3. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 243, page 501, in Probate Office.**
4. **Restrictions, limitations and conditions as set out in Plat Book 5, page 18, in the Probate Office of Shelby County, Alabama.**
5. **Building Setback line of 35 feet reserved from Navajo Trail and along unnamed street along southerly boundary, as shown per plat.**
6. **Utility easements as shown by recorded plat, including, 7.5 foot easement along northwesterly boundary.**

**\$ 110,500.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantor has set her hand and seal this 31st day of March, 2015.

\_\_\_\_\_  
WITNESS

Sharon K Parker Atkinson (L.S.)  
Sharon K. Parker Atkinson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Sharon K. Parker Atkinson**, 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 seal this 31st day of March, 2015.

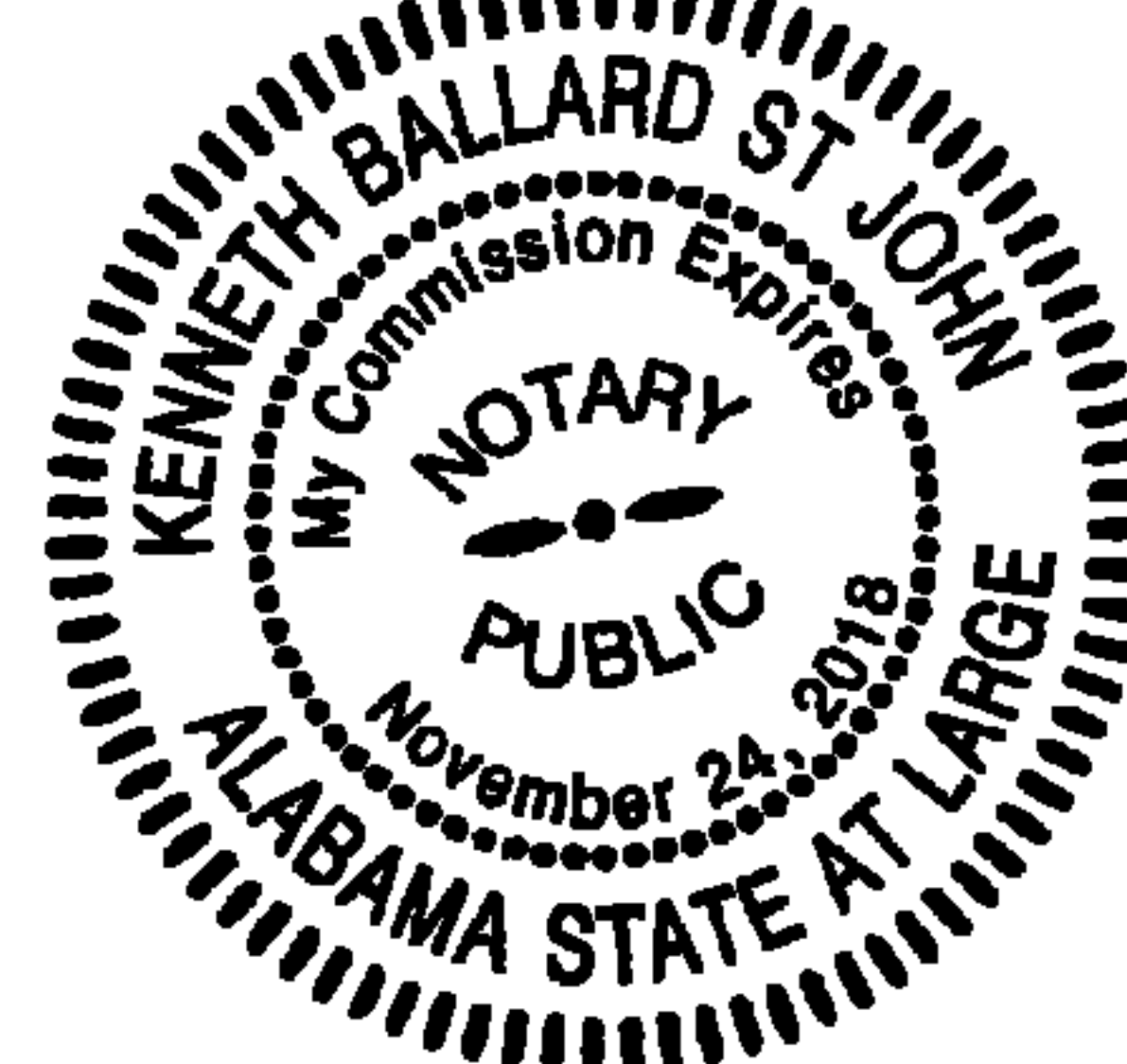
Kenneth Ballard St John  
Notary Public  
My commission expires 11/24/2018

**GRANTEE'S MAILING ADDRESS:**

801 Navajo Trail  
Alabaster, AL 35007

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2015-03-4522



## Real Estate Sales Validation Form

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

Grantor's Name Sharon K. Parker Atkinson  
 Mailing Address PO Box 156  
 Odenville, AL 35120

Grantee's Name Wanda L. Neiswonger  
 Mailing Address 801 Navajo Trail  
 Alabaster, AL 35007

Property Address 801 Navajo Trail  
 Alabaster, AL 35007

Date of Sale 03/31/2015  
 Total Purchase Price \$130,000.00  
 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 evidenced: (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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 3/31/15

Print: Sharon K. Parker Atkinson

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/03/2015 08:02:20 AM  
 \$39.50 CHERRY  
 20150403000105290