

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

John Dale Parker
214 Creekside Court
Pelham, Alabama 35124

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,


On this July 31, 2015, That for and in consideration of **ONE HUNDRED SEVENTY THOUSAND AND NO/100 (\$170,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **JASON HOLMES and HEATHER C. HOLMES, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JOHN DALE PARKER**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 228, according to the Final Subdivision Plat of Holland Lakes, Sector 3, as recorded in Map Book 37, Page 85, in the Probate Office of Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Lakes Declaration of Covenants, Conditions, and Restrictions, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 37, Page 85.
7. Right of way to Southern Natural Gas as recorded in Deed Book 90, Pages 281 and 461, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement to Postal Telegraph Cable Company as recorded in Deed Book 90, Pages 36 and 40, in the Probate Office of Shelby County, Alabama.
9. Easement to AT&T as recorded in Deed Book 168, Page 476, in the Probate Office of Shelby County, Alabama.
10. ExceptionD
11. Agreement for water line easement as set out in Instrument No. 1993-22320 in the Probate Office of Shelby County, Alabama.


20150803000265540 1/3 \$150.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 08/03/2015
State of Alabama
Deed Tax: \$130.00

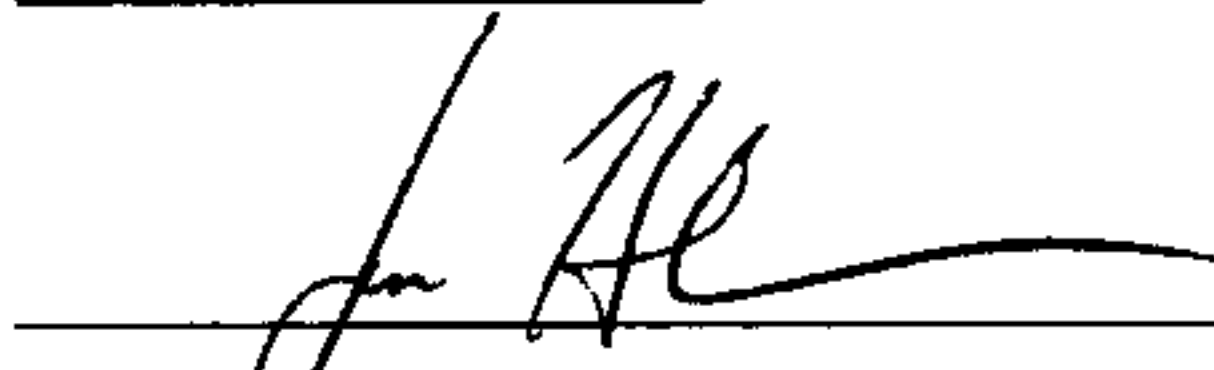
12. ExceptionF
13. ExceptionG
14. Right of Way to Colonial Pipeline as recorded in Deed Book 269, Page 203 in the Office of the Judge of Probate of Shelby County, Alabama.
15. Easemetn to City of Pelham as recorded in Deed Book 337, Page 525, in the Probate Office of Shelby County, Alabama.
16. Riparian and other rights created by the fact that subject property lies adjacent to Buck Creek.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 31, 2015.

GRANTORS:



Jason Holmes



Heather C. Holmes


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**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jason Holmes and Heather C. Holmes, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jason Holmes and Heather C. Holmes each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 31, 2015.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]

Real Estate Sales Validation Form

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

Grantor's Name Jason Holmes
Mailing Address Heather C. Holmes
214 Creekside Court
Pelham, Alabama 35124

Grantee's Name John Dale Parker
Mailing Address _____
214 Creekside Court
Pelham, Alabama 35124

Property Address 214 Creekside Court
Pelham, Alabama

Date of Sale 7/31/15
Total Purchase Price \$ 170,000.00
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 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 § 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 _____

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150803000265540 3/3 \$150.00
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Form RT-1