


This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
J.D. Stinson
30 Glenn Road
Wilsonville, AL 35186


20151001000344250 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/01/2015 02:15:43 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Nine Thousand and no/00 DOLLARS (\$9,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jeffery Bruce Parsons, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **J. D. Stinson (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL SERVICES.

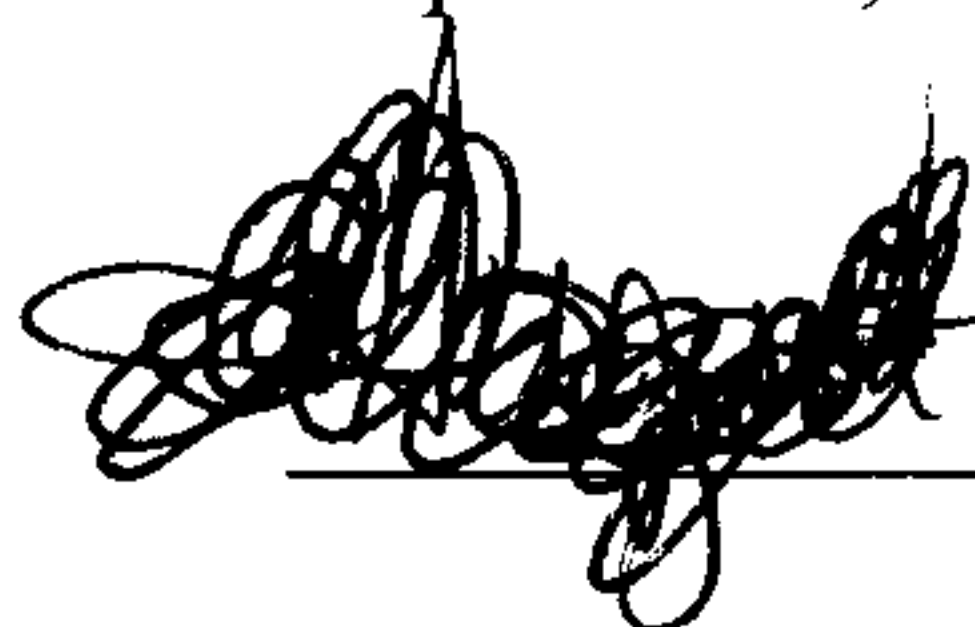
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD FOR THE GRANTOR OR HIS SPOUSE.

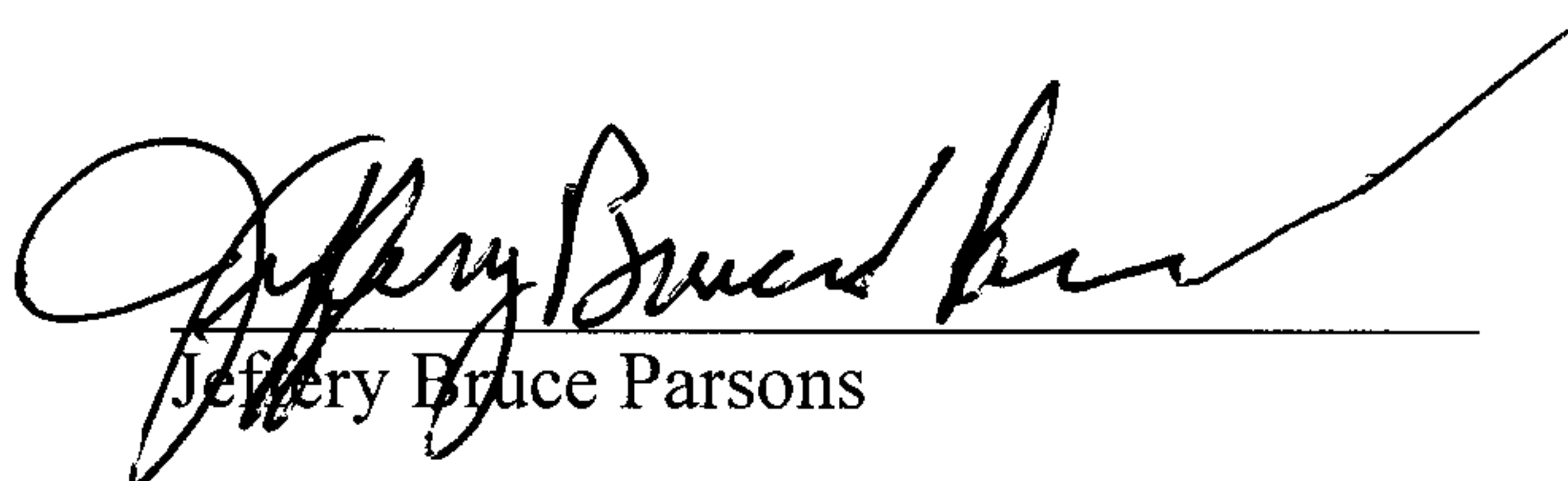
Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of September, 2015.

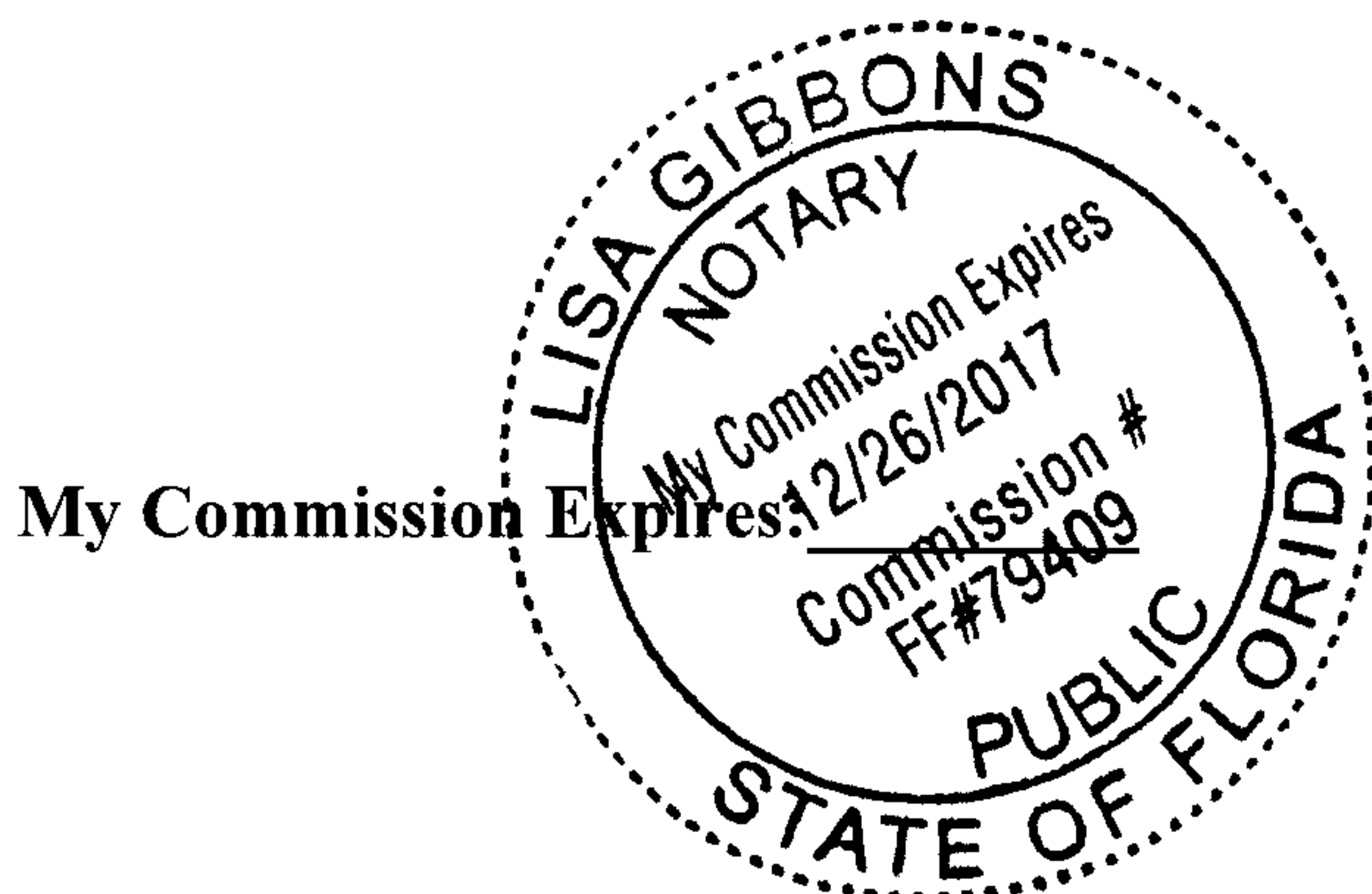


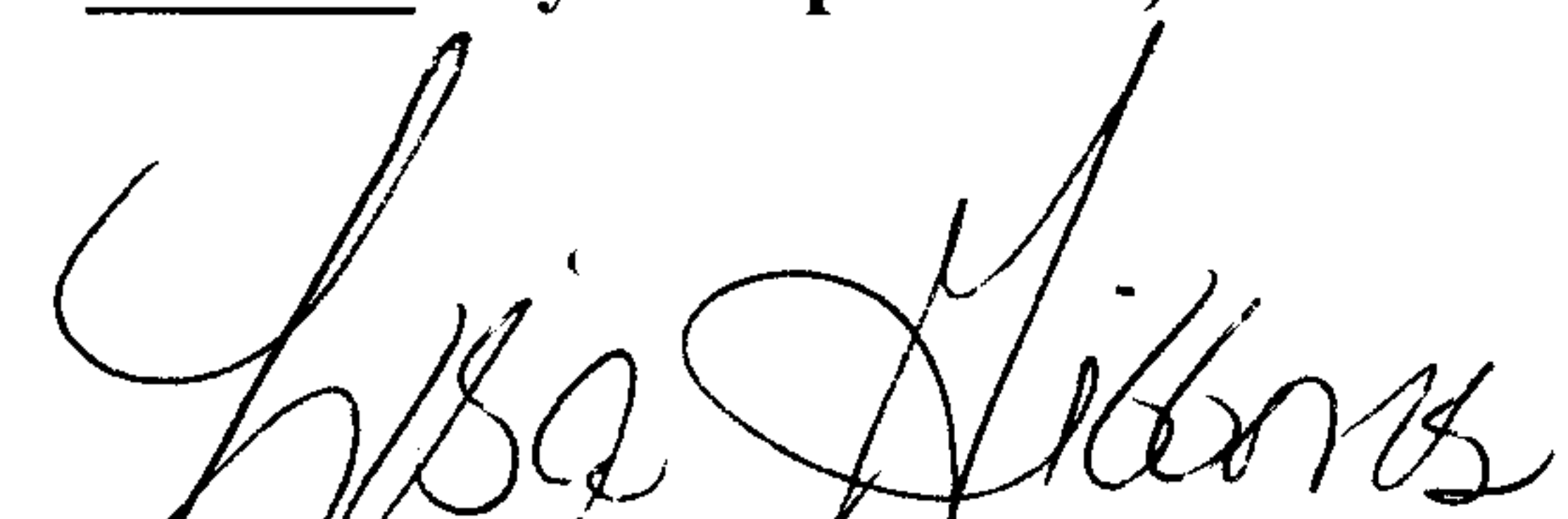

Jeffery Bruce Parsons

STATE OF FLORIDA
COUNTY OF SANTA ROSA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffery Bruce Parsons, 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 he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 16 day of September, 2015.




Notary Public

Shelby County, AL 10/01/2015
State of Alabama
Deed Tax: \$9.00

EXHIBIT "A"
LEGAL DESCRIPTION


20151001000344250 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/01/2015 02:15:43 PM FILED/CERT

A part of the N 12 of the SW 1/4 of Section 5, Township 21 South, Range 1 East, being more particularly described as Lot No. 3 of the Survey of Bradley's Estates according to survey of James H. Seale, registered surveyor No. 2684, which said survey is dated and completed in 1969, said lot No. 3 being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the SW 1/4; thence run westerly along the northern boundary of said 1/4-1/4 section a distance of 476 feet to a point; thence turn to the left an angle of 89 degrees 15 minutes and run southerly a distance of 732.0 feet to a point; thence turn to the left an angle of 90 degrees 45 minutes and run easterly a distance of 300 feet to Point of Beginning, which said point is the S/W corner of said Lot No. 3; thence continue in the same direction easterly a distance of 176.0 feet to a point; thence turn to the right an angle of 90 degrees 45 minutes and run southerly of a distance of 63 feet to a point; thence turn to the left an angle of 90 degrees 45 minutes and run easterly a distance of 76.15 feet to a point on a paved county road; thence turn to the left and run along said road in a northeasterly direction a distance of 135.31 feet to a point on the southwesterly right of way line of Bradley Drive as shown on said survey; thence turn to the left an angle of 63 degrees 57 minutes and run in a northwesterly direction a distance of 103.85 feet to a point; thence turn to the left an angle of 57 degrees 46 minutes and run westerly a distance of 262.7 feet to a point; thence turn to the the left an angle of 89 degrees 15 minutes and run southerly 140 feet to point of beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Jeffery Bruce Parsons
Mailing Address 1602 Wake Lane
Gulf Breeze, FL 32561

Grantee's Name: J. D. Stinson
Mailing Address: 30 Glenn Road
Wilsonville, AL 35186


Property Address: Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ 9,000.00
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 —


20151001000344250 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/01/2015 02:15:43 PM FILED/CERT

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 9/16/15

Sign Jeffery Bruce Parsons
(Grantor/Grantee/Owner/Agent) circle one

Print Jeffery Bruce Parsons

☐ Unattested

J. D. Stinson
(Verified by)