

This Instrument was Prepared by:

Send Tax Notice To: Grady R. Parker Jr.
Kimberly K. Parker

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-15-22484

AL
405 Knightsbridge
Alabaster AL 35007

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 **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, 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, **Jim Palmer, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Grady R. Parker Jr. and Kimberly K. 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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. The property described herein does not constitute homestead for the grantor.

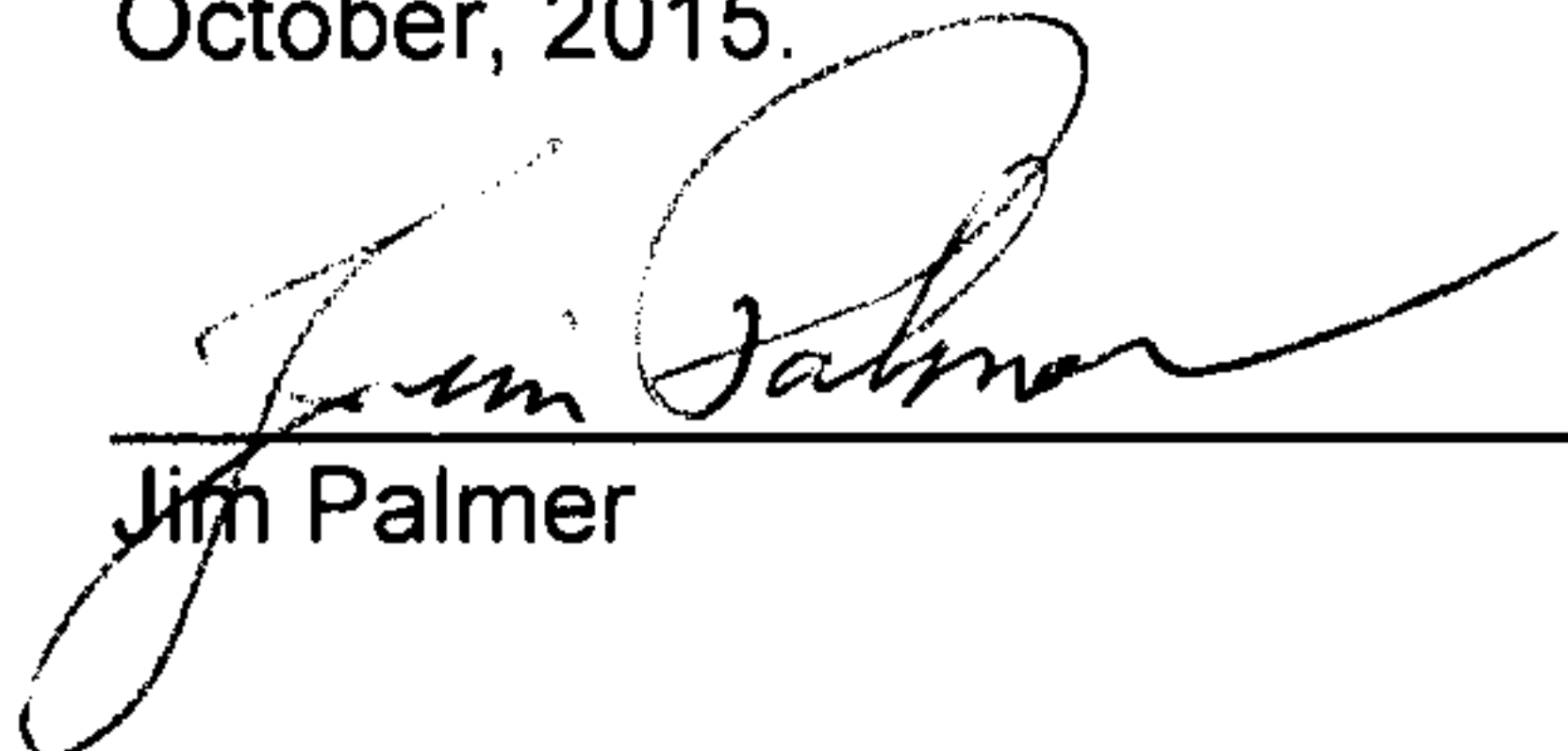
\$165,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

\$44,000.00 of the purchase price of the above described property was financed with the proceeds of a second 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 30th day of October, 2015.



Jim Palmer


20151109000388410 1/3 \$196.00
Shelby Cnty Judge of Probate, AL
11/09/2015 11:32:22 AM FILED/CERT

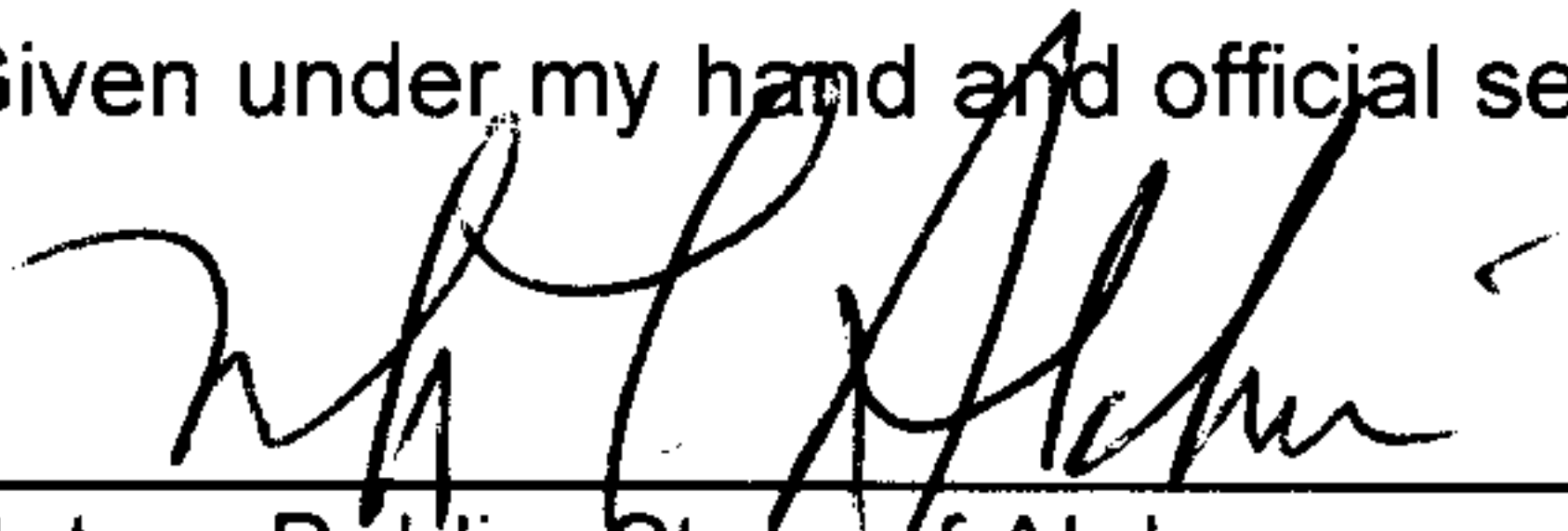
Shelby County, AL 11/09/2015
State of Alabama
Deed Tax: \$176.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jim Palmer, 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 30th day of October, 2015.



Notary Public, State of Alabama

My Commission Expires: 10/4/2016



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE ¼ of Section 33, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the NW corner of the NE ¼ of the NE ¼ of above said Section 33; thence South 00 degrees 16 minutes 22 seconds West, a distance of 824.00 feet to the POINT OF BEGINNING; thence South 89 degrees 15 minutes 35 seconds East, a distance of 1294.83 feet to a point on the westerly R.O.W. line of County Road 77, 80' R.O.W.; thence South 01 degree 05 minutes 42 seconds West and along said R.O.W. line a distance of 1646.20' to a point on the northerly R.O.W. line of County Highway 28, 80' R.O.W.; thence leaving said County Road 77 and along said County Highway 28, North 89 degrees 53 minutes 01 seconds West, a distance of 511.99 feet to the beginning of a curve to the right, having a radius of 8960.00 feet, a central angle of 04 degrees 48 minutes 18 seconds, and subtended by a chord which bears North 87 degrees 28 minutes 52 seconds West and a chord distance of 751.19 feet; thence along the arc of said curve and said R.O.W. line, a distance of 751.41 feet; thence North 00 degrees 01 minutes 41 seconds West and leaving said R.O.W. line a distance of 1628.57 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated February 24, 2009.



20151109000388410 2/3 \$196.00
Shelby Cnty Judge of Probate, AL
11/09/2015 11:32:22 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's Name Jim Palmer
Mailing Address 2929 Hwy 77
Columbiana, AL 35051
, AL
Property Address 2929 Highway 77
Columbiana, AL 35051

Grantee's Name Grady R. Parker Jr.
Kimberly K. Parker
Mailing Address 405 Knightbridge
, Alabaster AL 35007
Date of Sale October 30, 2015
Total Purchase Price \$220,000.00
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 October 28, 2015

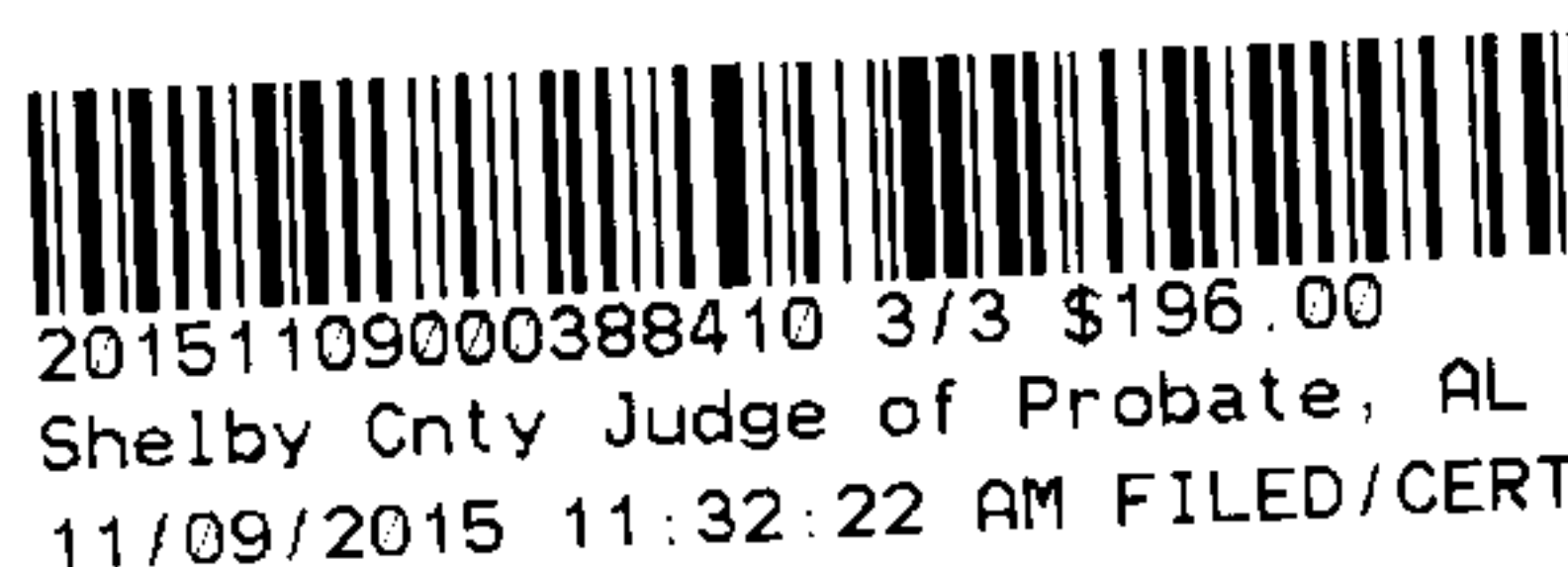
Print Jim Palmer

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1