

This instrument was prepared by:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:

William A. Parks, Jr.
Debra C. Parks
5465 South Shades Crest Road
Bessemer, AL 35022

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and No/100 (\$10.00)** and other good and valuable consideration to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **William Parks and Debra C. Parks, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **William A. Parks, Jr. and Debra C. Parks** (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 32, Township 20 South, Range 4 West, more particularly described as follows:

Begin at the Southwest corner of said SW 1/4 of NE 1/4 and run in an Easterly direction along the South line of said quarter-quarter section a distance of 364.63 feet to a point in the centerline of Shelby County Highway #1; thence turn left an angle of 97 degrees 52 minutes in a Northwesterly direction and along the center line of said Highway a distance of 818.94 feet; to a point on the center line of another County Road running East and West; thence turn left an angle of 89 degrees 44 minutes in a Southwesterly direction and along the centerline of said road a distance of 274.13 feet to a point on the West boundary line of said SW 1/4 of the NW 1/4; thence turn left an angle of 83 degrees, 43 minutes in a Southerly direction along said quarter-quarter line a distance of 775.77 feet to the point of beginning.

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

This deed is being simultaneously with a refinance mortgage.

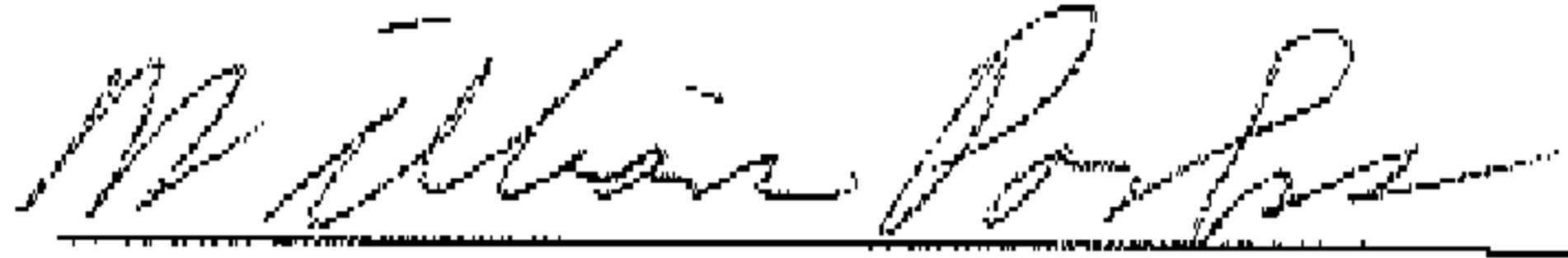
The purpose of this deed is to change vesting to William A. Parks, Jr. and Debra C. Parks


TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 15 day of December, 2015.

 (SEAL)
William Parks

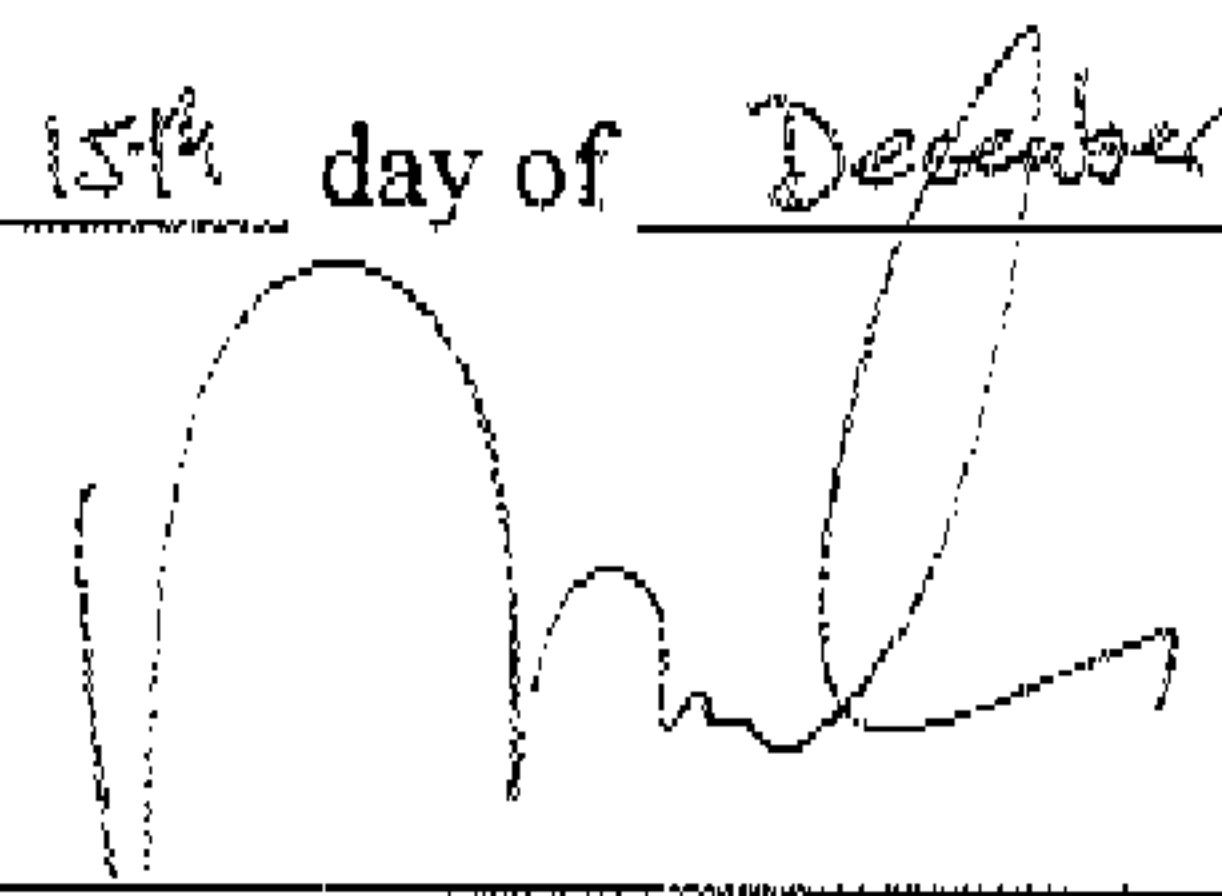
 (SEAL)
Debra C. Parks

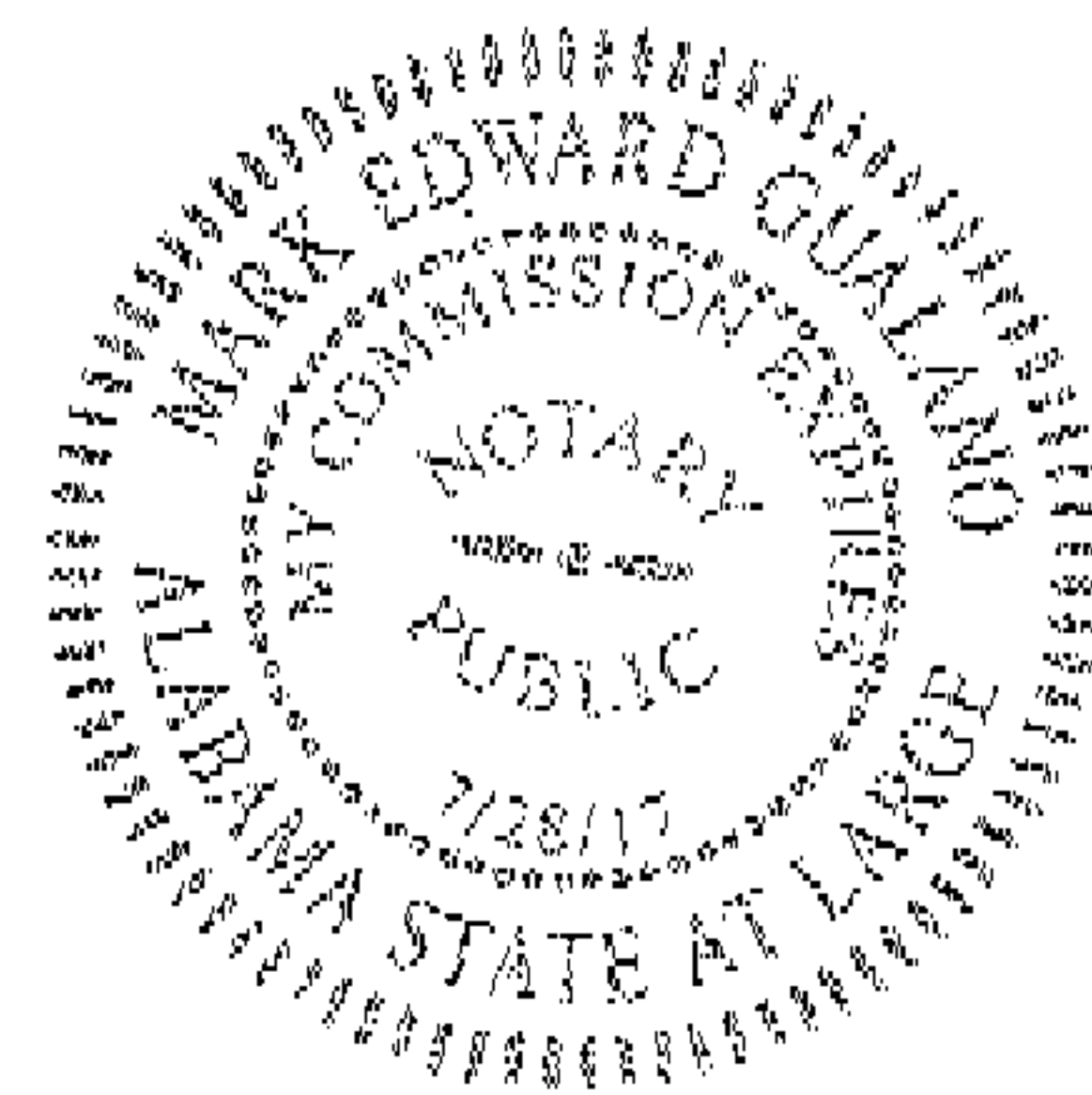
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **William Parks and Debra C. Parks, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2015.


Notary Public
Mark E. Gualano
My commission expires: 7/28/17



Real Estate Sales Validation Form

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

Grantor's Name	<u>William Parks</u>	Grantee's Name	<u>William A. Parks, Jr.</u>
Mailing Address	<u>Debra C. Parks</u>	Mailing Address	<u>Debra C. Parks</u>
	<u>5465 South Shades Crest Road</u>		<u>5465 South Shades Crest Road</u>
	<u>Bessemer, AL 35022</u>		<u>Bessemer, AL 35022</u>
Property Address	<u>5465 South Shades Crest Road</u>	Date of Sale	<u>December 15, 2015</u>
	<u>Bessemer, AL 35022</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 409,400.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 12/15/15Print William A. Parks, Jr.☐ Unattested

(verified by)

Sign William A. Parks, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/22/2015 01:04:29 PM
\$21.00 CHERRY
20151222000436080