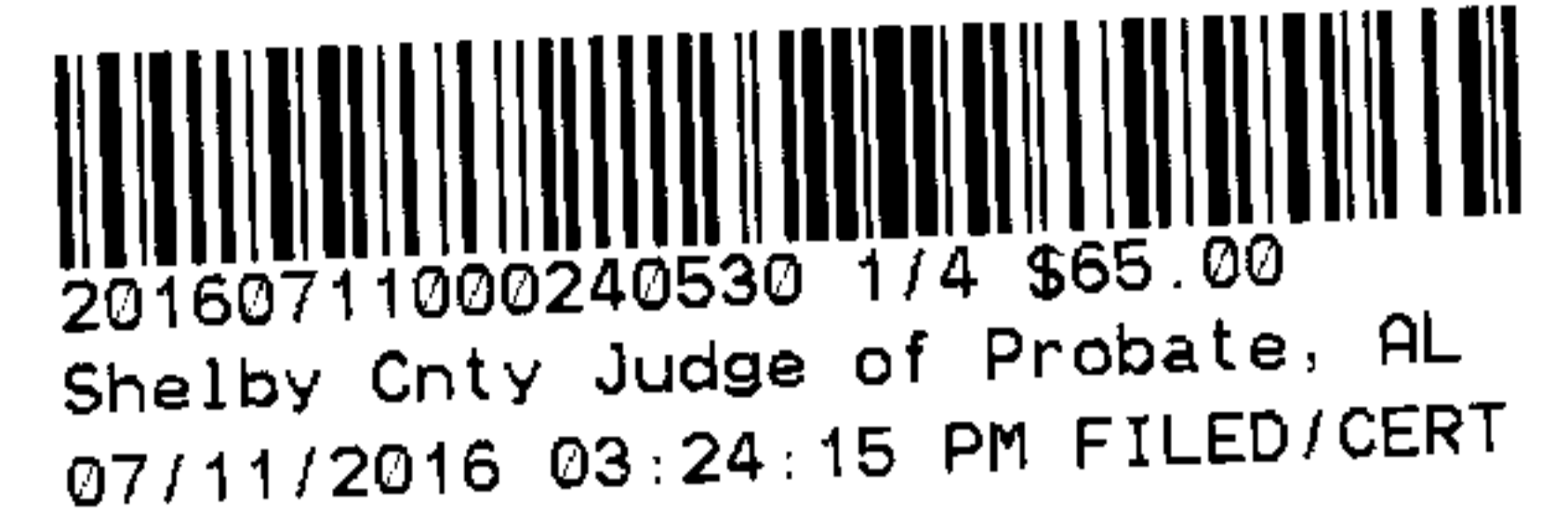


**This Instrument Prepared By:**

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

**Send Tax Notice To Grantees Address:**

Patrick A. Parker  
1783 Indian Hills Road  
Pelham, Alabama 35124



**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this July 8, 2016**, That for and in consideration of **TWO HUNDRED FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$204,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **MATTHEW L. ENGLAND and SARAH C. ENGLAND, 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, **PATRICK A. 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:

Parcel I:

Lot 2, Block 11, according to the survey of Indian Hills, First Addition, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT the following described property: Commence at the Southeast corner of Lot 2, Block 11, Indian Hills, First Addition to Second Sector, as recorded in Map Book 5, Page 7, from the point of beginning thus obtained thence run in a Northerly direction along the East line of said Lot 2 for a distance of 16 feet; thence turn an angle to the left of 118 degrees 49 minutes 02 seconds and run in a Southwesterly direction for a distance of 116.97 feet to a point on the Southwesterly property line of said Lot 2, thence turn an angle to the left of 105 degrees 52 minutes 08 seconds and run in a Southeasterly direction along the Southwesterly property line of said Lot 2 for a distance of 145.74 feet to the point of beginning.

Parcel II.

Commence at the Southeast corner of Lot 2, Block 11, according to the survey of Indian Hills, First Addition, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama; thence turn in a Northwesterly direction along the Southwesterly line of said Lot 2 for a distance of 145.74 feet to the point of beginning, from the point of beginning thus obtained thence continue along last described course for a distance of 219.16 feet to a point on the right-of-way line of Indian Hills Road; thence turn an angle to the left of 90 degrees (said angle being measured from last described course to the tangent of the following course, said course being situated on a curve to the right, said curve having a central angle of 4 degrees 27 minutes 20 seconds and a radius of 1,215.16 feet); thence along the arc of said curve in a

Southwesterly direction for a distance of 94.44 feet; thence turn an angle to the left of 117 degrees, 23 minutes, 59 seconds (said angle being measured from tangent of last described course to the following course) and run in a Southeasterly direction for a distance of 241.98 feet to the point of beginning.

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 5, Page 7.

**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.

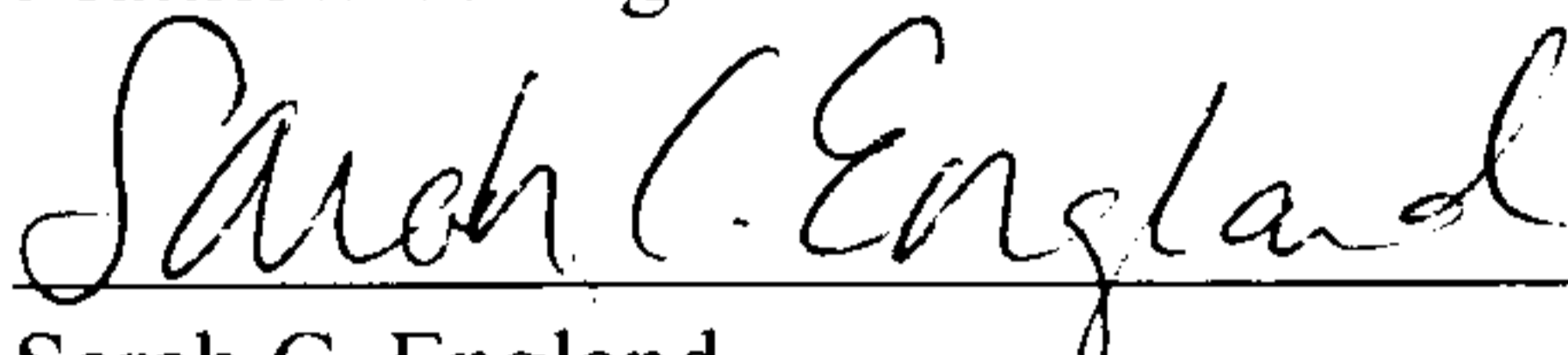


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Shelby Cnty Judge of Probate, AL  
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**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of July 8, 2016.

**GRANTORS:**

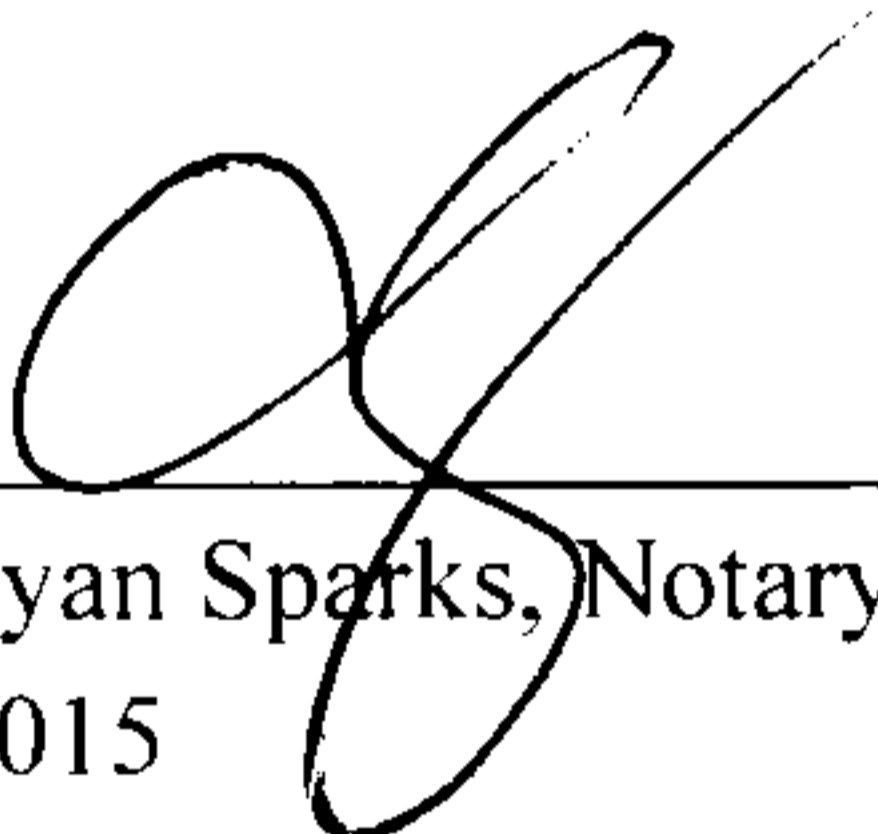
  
\_\_\_\_\_  
Matthew L. England

  
\_\_\_\_\_  
Sarah C. England

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Matthew L. England and Sarah C. England, 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, Matthew L. England and Sarah C. England 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 8, 2016.

  
\_\_\_\_\_  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]



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Shelby Cnty Judge of Probate, AL  
07/11/2016 03:24:15 PM 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 Matthew L. England  
Mailing Address Sarah C. England  
1783 Indian Hills Road  
Pelham, Alabama 35124

Grantee's Name Patrick A. Parker  
Mailing Address \_\_\_\_\_  
1783 Indian Hills Road  
Pelham, AL 35124

Property Address 1783 Indian Hills Road  
Pelham, AL 35124  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 7/8/2016  
Total Purchase Price \$ 204,500.00  
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  
\_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

  
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Shelby Cnty Judge of Probate, AL  
07/11/2016 03:24:15 PM FILED/CERT