

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*

**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*

**William Rex Parker and**  
**Laura E. Parker**  
**7923 Saddlewood Drive**  
**Bessemer, AL 35022**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$25,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***George Lutz and Sherrie Lutz, husband and wife*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***William Rex Parker and Laura E. Parker*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

***See Attached Exhibit "A" Legal Description***

**SUBJECT TO:**

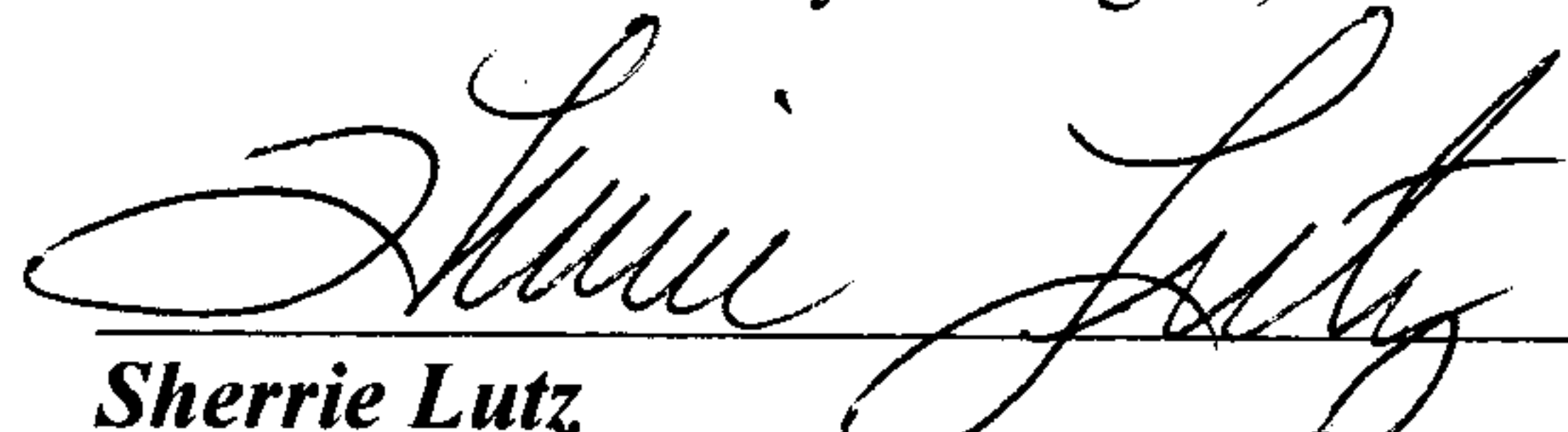
1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantors herein.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right 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 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 22<sup>nd</sup> day of August, 2016.


  
\_\_\_\_\_  
**George Lutz**

  
\_\_\_\_\_  
**Sherrie Lutz**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***George Lutz and Sherrie Lutz***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of August, 2016.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-9-2017

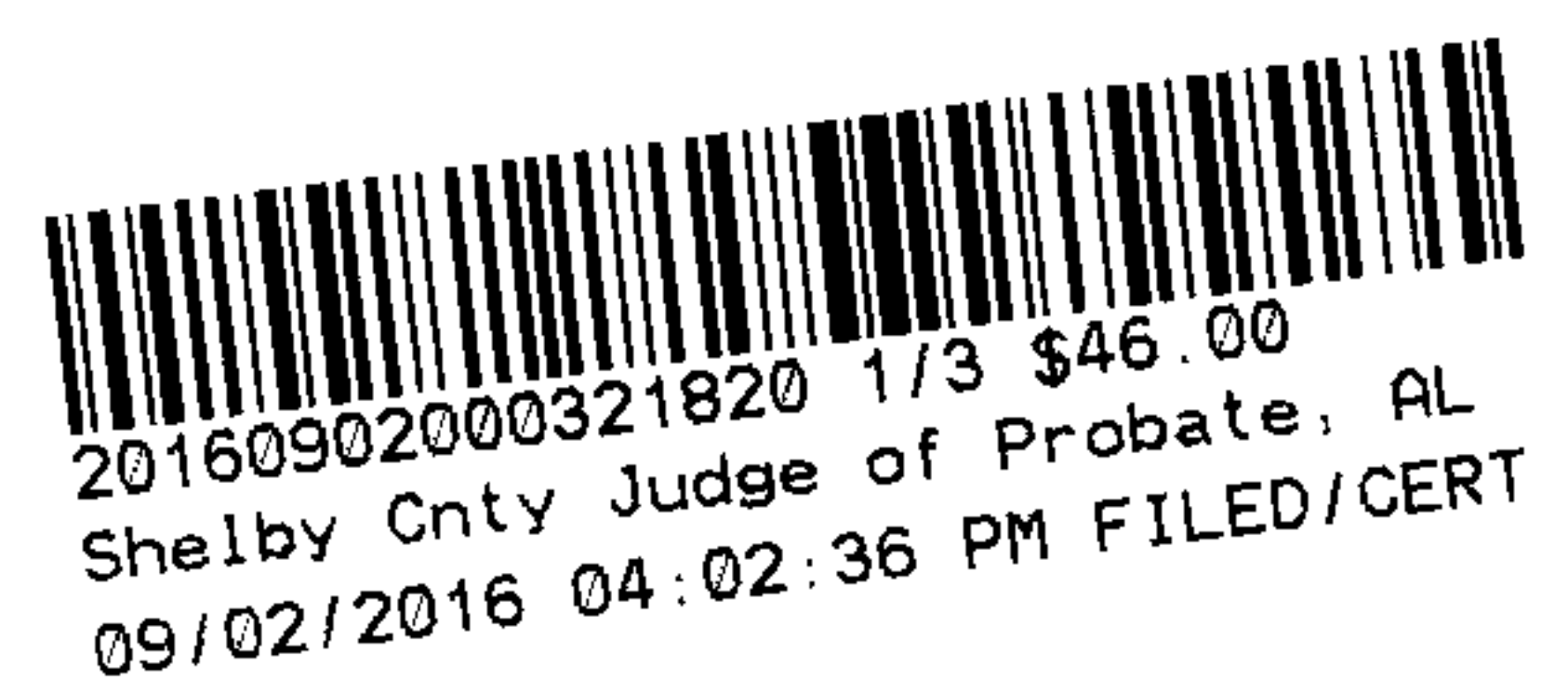
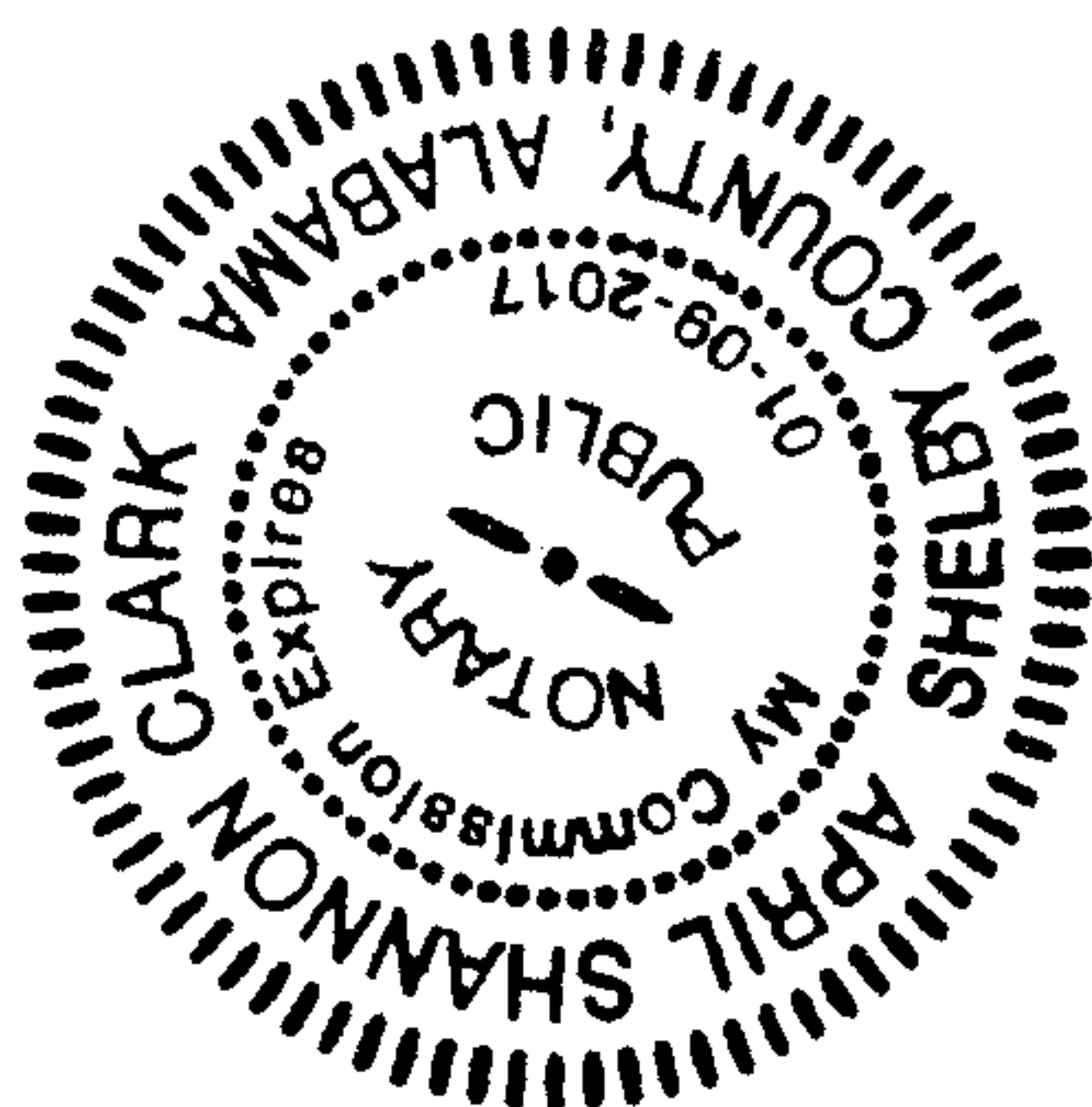





Exhibit A

Lot 10

A parcel of land containing 1.63 acres, being Lot 10, Block 3, South Crest, 2nd Sector, as the same is recorded in Plat Book 1035 Page 26 of the Probate Records of Jefferson County, Bessemer Division, Alabama, being described as follows: Commence at a rock corner marking the Southeast corner of the SE 1/4 of the SW 1/4, Section 22, Township 20 South, Range 4 West, and also being the Southeast corner of said Lot 10; thence run North 01 degrees 09 minutes 34 seconds East along the East boundary of said lot 105.0 feet to an iron pin; thence run North 52 degrees 50 minutes 44 seconds West 207.92 feet to an iron pin on the arc of a curve to the right of the Southeast right of way of Saddler Drive; said curve having a central angle of 53 degrees 06 minutes 32 seconds, a radius of 200.09 feet; thence run along the chord of said curve South 45 degrees 54 minutes 50 seconds West a chord distance of 62.29 feet to an iron pin; thence continue along the arc of said curve subtended by a chord bearing of South 72 degrees 10 minutes 35 seconds West a chord distance of 121.00 feet to an iron pin; thence run South 89 degrees 46 minutes 32 seconds West along said right of way 110.02 feet to an iron pin; thence run South 0 degrees 07 minutes 21 seconds East along the West boundary of said lot 150.07 feet to an iron pin marking the Southwest corner of said lot; thence run North North 89 degrees 09 minutes 08 seconds East 392.16 feet to an iron pin marking the Northwest corner of the NW 1/4 of the NE 1/4, Section 27; thence run South 82 degrees 25 minutes 09 seconds East 41.46 feet to the point of beginning.

The above described tract is subject to an easement for ingress-egress being described as follows: Commence at a rock corner being the Southeast corner of the SE 1/4 of the SW 1/4, Section 22, Township 20 South, Range 4 West, and also being the Southeast corner of said Lot 10 and being the point of beginning; thence run North 01 degrees 09 minutes 34 seconds East along the East boundary of said lot 105.0 feet to an iron pin marking the Northeast corner of said lot; thence run North 52 degrees 50 minutes 44 seconds West 207.92 feet to an iron pin at the intersection of the Southeast right of way of Saddlewood Drive, said point being on the arc of a curve to the right, said curve having a radius of 200.09 feet and a central angle of 17 degrees 54 minutes 38 seconds; thence run along the chord of said curve South 45 degrees 53 minutes 50 seconds West a chord distance of 62.29 feet to an iron pin; thence run South 42 degrees 37 minutes 09 seconds East 246.97 to an iron pin; thence run South 82 degrees 25 minutes 09 seconds East 41.46 feet to the point of beginning.

  
20160902000321820 2/3 \$46.00  
Shelby Cnty Judge of Probate, AL  
09/02/2016 04:02:36 PM FILED/CERT

Shelby County, AL 09/02/2016  
State of Alabama  
Deed Tax: \$25.00



Real Estate Sales Validation Form

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

Grantor's Name George Lutz  
Mailing Address Sherrie Lutz  
890 Elvira Rd  
Helena, AL 35080

Grantee's Name William Rex Parker  
Mailing Address Laura E Parker  
7923 Saddlewood Dr.  
Bessemer, AL 35022

Property Address 7915 Saddlewood Dr.  
Bessemer, AL 35022  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 8-22-14  
Total Purchase Price \$ 25,000.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 8/22/14

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print George Lutz  
Sign George Lutz  
(Grantor/Grantee/Owner/Agent) circle one

