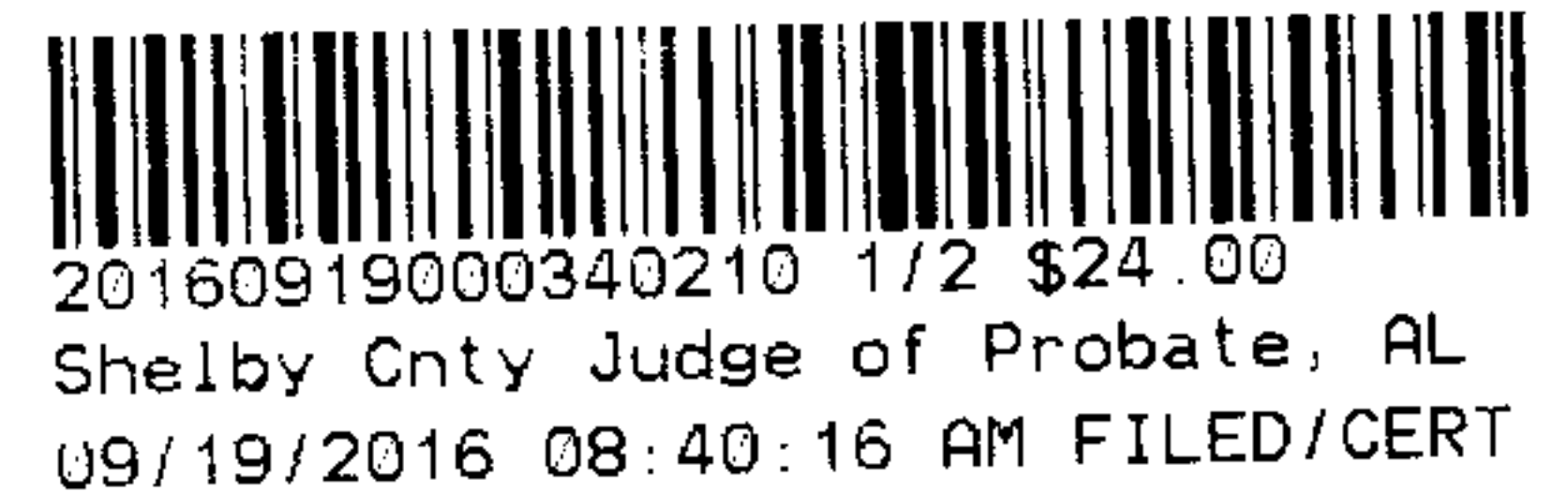


Send tax notice to: Paul Victor Parker 90 Waldrop Dr. Harpersville, AL 35078

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160,
Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six thousand and no/100 (\$6,000.00) Dollars the amount of which can be verified according to an Agreement 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

Della Pender, a married woman whose mailing address is:
38330 Hwy 25, Harpersville, AL 35078

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Paul Victor Parker, **whose mailing address is:** 1870 Sun Valley Rd. Harpersville, AL 35078

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, the address of which is:** 90 Waldrop Drive to-
wit: Harpersville, AL 35078

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Grantor is a married woman, however, the property herein described is not the homestead of the Grantor or her spouse.

Della Pender is the Surviving Grantee of that Joint Survivorship Deed recorded in Instrument #20071022000467360; the other Grantee Howard Roberson having died on or about the 15 day of July 2012.

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, 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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 12 day of September, 2016.

Shelby County, AL 09/19/2016
State of Alabama
Deed Tax: \$6.00

EXHIBIT A



20160919000340210 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
09/19/2016 08:40:16 AM FILED/CERT

Commence at the Northeast corner of Lot 28 of the property of Charles W. Mobley as shown on plat prepared by Norman D. Deloach, R.L.S. No. 8760, dated May 2nd, 1983 and recorded in Map Book 8, Page 124, in the Probate Office of Shelby County, Alabama, said point being the point of beginning of the property herein conveyed; thence run South 12 degrees 04 minutes East along the West boundary of Old Country Church Road a distance of 98.5 feet to a point; thence run North 90 degrees West a distance of 442 feet to a point; thence run in a Northwesterly direction, parallel to the West side of Old Country Church Road a distance of 98.5 feet to a point; thence run North 90 degrees 30 minutes 29 seconds East a distance of 442 feet to the point of beginning of the property herein conveyed.

Della Pender (Seal)
DELLA PENDER

_____(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Della Pender, a married woman, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of September, 2016.

Claudem Hill
NOTARY PUBLIC

My commission expires: 1-5-19