

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
CARLY PARKER
5203 ROY DRIVE
HELENA, ALABAMA 35080

WARRANTY DEED



20161107000409980 1/3 \$204.50
Shelby Cnty Judge of Probate, AL
11/07/2016 10:49:08 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$183,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, JAHAN N. BERNS, Trustee, or her Successors in Trust, under the Walker Living Trust, dated May 28, 2015, and any amendments thereto, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto CARLY PARKER, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY , ALABAMA, to-wit:

A portion of land situated in the Southeast ¼ of the Southwest ¼ of Section 22, Township 20 South, Range 3 West, and being more particularly described as follows:

Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East line of said Section 22 a distance of 1056.00 feet; thence turn left 88 degrees 41 minutes 36 seconds and run West a distance of 3304.64 feet; thence turn left 91 degrees 18 minutes 36 seconds and run South a distance of 792.0 feet; thence turn left 88 degrees 41 minutes 24 seconds and run East a distance of 9.42 feet to the Easterly right of way line of a public road; thence continue East along the last described course a distance of 216.56 feet; thence turn left 91 degrees 18 minutes 36 seconds and run North a distance of 213.99 feet; thence turn left 88 degrees 41 minutes 24 seconds and run West a distance of 200.66 feet to the Easterly right of way line of the aforementioned public road; thence turn left 83 degrees 16 minutes 15 seconds and run Southerly along said right of way line a distance of 59.16 feet to a point of a curve to the left running Southerly, said curve having a radius of 827.10 feet and a central angle of 8 degrees 58 minutes; thence continue Southerly along said right of way line an arc distance of 129.44 feet to the point of tangency; thence continue Southerly along said right of way line a distance of 26.02 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2017, which are a lien but not yet due and payable until October 1, 2017.
2. Restrictive Covenants, if any.
3. Less and except any portion of the land lying within road right of way of Roy Drive.

TAMI W. WALKER, one of the Trustees, under the Walker Living Trust, died on or about October 25, 2015.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

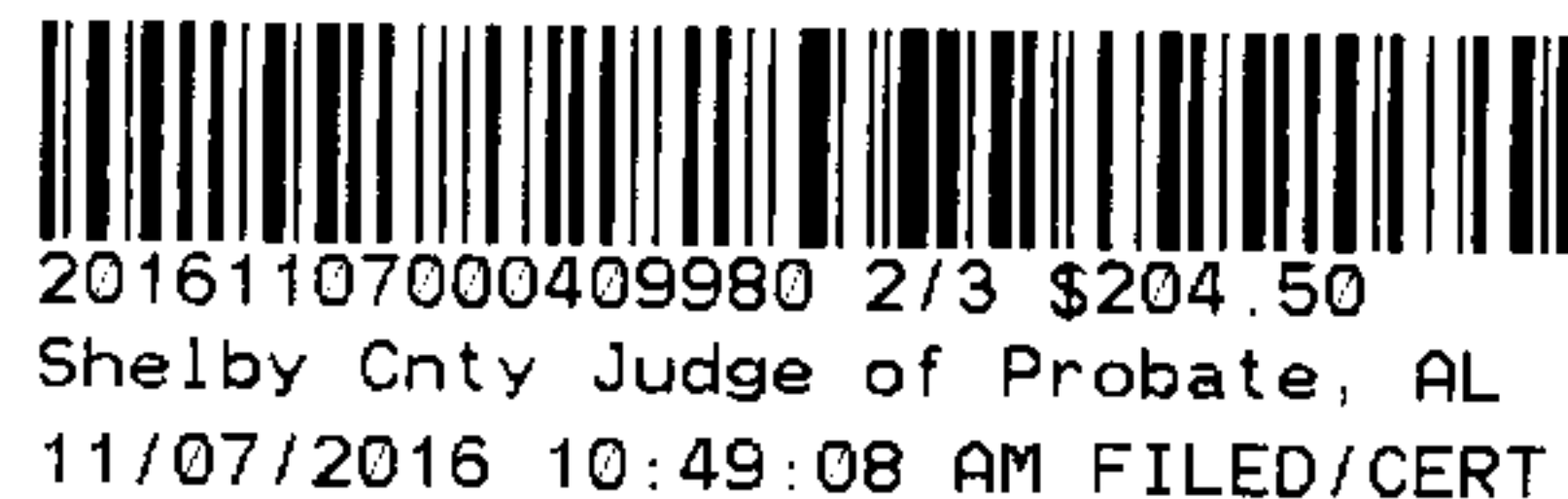
And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31ST day of OCTOBER, 2016.

Jahan N. Berns (L.S.)
JAHAN N. BERNs, Trustee, or her Successors
in Trust, under the Walker Living Trust, dated May
28, 2015, and any amendments thereto

STATE OF ALABAMA)

JEFFERSON COUNTY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAHAN N. BERNs, Trustee, or her Successors in Trust, under the Walker Living Trust, dated May 28, 2015, and any amendments thereto, whose name, as Trustee, is signed as 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 she, as such Trustee and with full authority, has executed the same voluntarily on the day the same bears date on behalf of the Walker Living Trust..

Given under my hand and official seal this 31ST day of OCTOBER, 2016.

Alvin M. Love
Notary Public
My Commission Expires: 10/31/2019

Grantor's Name:

JAHAN N. BERNIS, Trustee, or her Successors in Trust,
under the Walker Living Trust, dated May 28, 2015, and
any amendments thereto

Mailing Address:

5891 EASTERN VALLEY ROAD
McCALLA, ALABAMA 35111

Property Address:

5203 Roy Drive
Helena, AL 35080

- Bill of Sale
- Sales Contract
- Closing Statement

Grantee's name:

CARLY PARKER

Mailing Address:

5203 ROY DRIVE
HELENA, ALABAMA 35080

Date of Sale: OCTOBER 31ST, 2016

Total Purchase Price: \$183,500.00

or

Actual Value

or

Assessor's Market Value

- Front of Foreclosure Deed
- Appraisal
- Other _____



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