

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Shirley Feltman
2045 Parkview Dr,
Pelham, AL 35124

20161118000424770
11/18/2016 09:48:10 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Diane Parsons as Personal Representative of the Estate of William D. Parsons, deceased, Shelby County, Alabama, Probate Case No. PR-2016-000166, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shirley Feltman (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Thousand And No/100 Dollars (\$200,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 16, 2016.

Estate of William D. Parsons, deceased, Shelby County, Alabama, Probate Case No. PR-2016-000166

Diane Parsons, Personal Representative
Diane Parsons, Personal Representative

STATE OF Indiana
COUNTY OF Monroe

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Diane Parsons, as Personal Representative for Estate of William D. Parsons, deceased, Shelby County, Alabama, Probate Case No. PR-2016-000166 whose name is 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 she, in her capacity as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 15 day of November, 2016

Elizabeth Perez
Notary Public
My Commission Expires: 04/20/2019

ELIZABETH PEREZ
Notary Public - Seal
State of Indiana
My Commission Expires Apr 20, 2019

EXHIBIT "A"

Commence at the NW corner of Section 31, Township 19 South, Range 2 West; thence run N 89° 50' 44" E along the North line of said Section for a distance of 1,196.00 feet; thence run S 00° 09' 16" E for a distance of 295.00 feet; thence run S 04° 15' 04" W for a distance of 27.84 feet to the Southerly right-of-way of Parkview Road, said point also being the Point of Beginning; thence leaving said right-of-way continue along last described course for a distance of 330.96 feet; thence run N 84° 51' 21" E for a distance of 206.15 feet; thence run N 00° 42' 51" W for a distance of 285.08 feet to the southerly right-of-way of Parkview Road; thence run S 68° 21' 59" W along said right-of-way for a distance of 45.14 feet; thence run N 78° 07' 01" W along said right-of-way for a distance of 135.01 feet to the Point of Beginning.

AND

Commence at the NW corner of Section 31, Township 19 South, Range 2 West; thence run North 90° 00' 00" East along the North line of said Section for a distance of 1,196.00 feet; thence run South 00° 00' 00" East for a distance of 295.00 feet; thence run South 04° 24' 20" West for a distance of 359.34 feet; thence run North 84° 51' 19" East for a distance of 206.15 feet to the point of beginning; thence run North 84° 51' 21" East for a distance of 100.00 feet; thence run North 00° 42' 51" West for a distance of 269.23 feet to the Southerly right-of-way of Parkview Road; thence run North 85° 17' 05" West along said right-of-way for a distance of 100.00 feet; thence leaving said right-of-way run South 00° 42' 51" East for a distance of 285.08 feet to the point of beginning.

TOGETHER WITH that certain EASEMENT recorded in Instrument # 20041011000561050, said easement being more particularly described as follows:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of Block 2 of the Cahaba Valley Parkway Business Park North, as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 86° 43' 00" West for a distance of 585.51 feet to a point, said point being the POINT OF BEGINNING; thence continue along last describe course 20.0 feet; thence S 0° 00' 00" West a distance of 17.21 feet to the North R.O.W. (40') of Morgan Park Drive and a point on a curve to the right having a radius of 351.07 feet and a length of 20.0 feet subtended by a chord bearing of N 89° 22' 22" East and a chord a distance of 19.96 feet to the end of said curve; thence N 0° 00' 00" East and leaving said R.O.W. a distance of 18.14 feet to the POINT OF BEGINNING.

Said parcels being situated in Shelby County, Alabama.

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

Grantor's Name Estate of William D. Parsons,
deceased, Shelby County, Alabama,
Probate Case No. PR-2016-000166

Grantee's Name Shirley Feltman

Mailing Address 2045 Parkview Dr.
Pelham, AL 35124

Mailing Address 2045 Parkview Drive
Pelham, AL 35124

Property Address 2045 Parkview Dr.
Pelham, AL 35124

Date of Sale November 16, 2016
Total Purchase Price \$250,000.00
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 - Estate of William D. Parsons, deceased, Shelby County, Alabama, Probate
Case No. PR-2016-000166, 2045 Parkview Dr., Pelham, AL 35124.

Grantee's name and mailing address - Shirley Feltman, . . .

Property address - 2045 Parkview Dr., Pelham, AL 35124

Date of Sale - November 16, 2016.

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: November 16, 2016

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/18/2016 09:48:10 AM
\$71.00 CHERRY
20161118000424770