

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-17-23639

Send Tax Notice To: Daryl A. Parks
Stephen M. Parks

2585 Bolens Creek Rd
Burnsville, NC 28714

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

County of Shelby

} Know All Men by These Presents:



20170310000083010 1/3 \$50.00
Shelby Cnty Judge of Probate: AL
03/10/2017 03:07:46 PM FILED/CERT

That in consideration of the sum of **Twenty Nine Thousand Dollars and No Cents (\$29,000.00)**, the amount of which can be verified in the Sales Contract 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, **James Walden**, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daryl A. Parks and Stephen M. Parks**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

James B. Walden is the surviving grantee in Inst. No 1998-43772, Probate Office Shelby County, Alabama. The other grantee, Amber H. Dunn is deceased having died Feb 2008.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of March, 2017.

James B. Walden
James Walden

Shelby County, AL 03/10/2017
State of Alabama
Deed Tax: \$29.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James Walden, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of March, 2017.

Mike T. Atchison

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



EXHIBIT "A"
LEGAL DESCRIPTION

Part of the West 1/2 of Northeast 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said 1/4-1/4 Section, run in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 879.19 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 391.89 feet to an existing iron pin; thence turn an angle to the right of 71 degrees 11 minutes 20 seconds and run in a Northwesterly direction for a distance of 145.95 feet to an existing iron pin; thence turn an angle to the right of 19 degrees 47 minutes and run in a Northerly direction for a distance of 255.20 feet to an existing iron pin; thence turn an angle to the right of 88 degrees 20 minutes and run in an Easterly direction for a distance of 435.00 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 44 minutes 40 seconds and run in a Southerly direction for a distance of 398.59 feet to the point of beginning.

Situated in Shelby County, Alabama.



20170310000083010 2/3 \$50.00
Shelby Cnty Judge of Probate, AL
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20170310000083010 3/3 \$50.00
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Real Estate Sales Validation Form

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

Grantor's Name	James Walden	Grantee's Name	Daryl A. Parks
Mailing Address	<u>16 Overh. H Rd</u> <u>Montevalle AL 35711</u>	Mailing Address	<u>2585 BOLENS CREEK RD.</u> <u>BURNSVILLE NC 28714</u>
Property Address	<u>672 Horton Road</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 10, 2017</u>
		Total Purchase Price	<u>\$29,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 March 07, 2017

Unattested

(verified by)

Print James Walden

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one