

This Instrument was Prepared by:

Send Tax Notice To: Tanner Baggett

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

45 Haley Avenue
Vandiver AL 35176

File No.: S-17-23622

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty One Thousand Nine Hundred Dollars and No Cents (\$121,900.00)**, 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, **Danny Parker**, a Single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tanner Baggett**, (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 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$119,691.00 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of April, 2017.

Danny Parker
Danny Parker

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 Danny Parker, 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 13th day of April, 2017.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

20170417000128630 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/17/2017 08:46:55 AM FILED/CERT

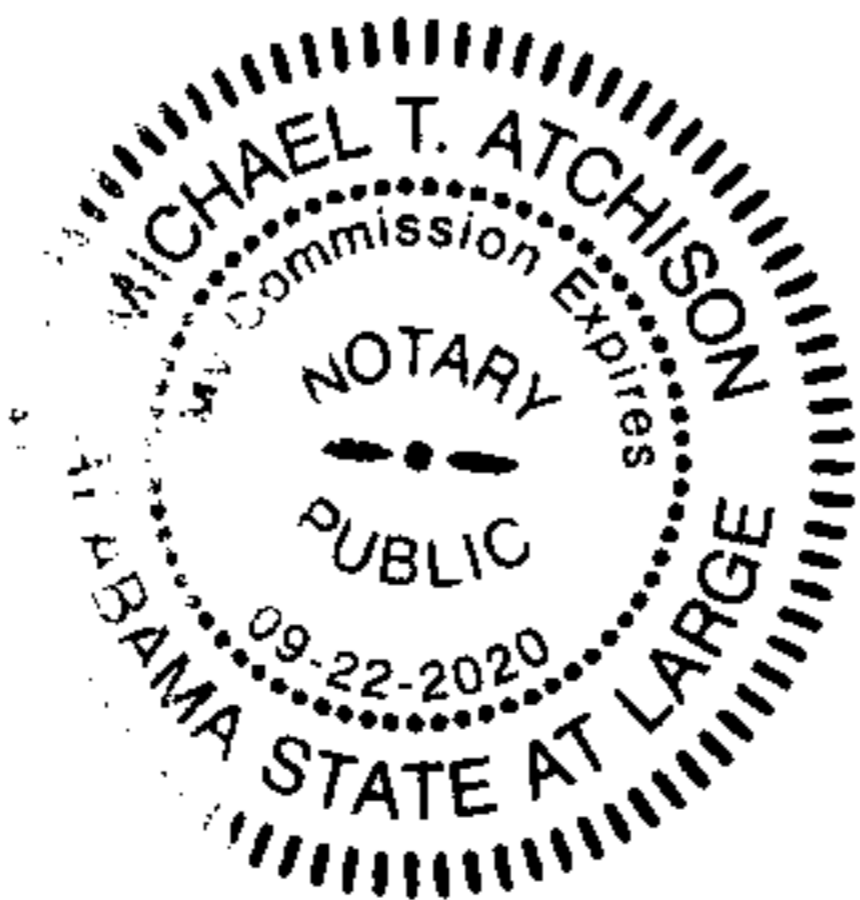



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama; thence run northerly along the East line for a distance of 386.4 feet; thence turn 89 degrees, 06 minutes 48 seconds to the left for a distance of 365.0 feet to the POINT OF BEGINNING; thence continue along the same line for a distance of 302.82 feet to a point on the easterly right of way of Highway Number 25; thence turn right and run northwesterly along said highway a distance of 276.06 feet to an old fence line; thence run North 73 degrees 21 minutes 15 seconds East along said old fence a distance of 547.92 feet; thence turn 113 degrees 00 minutes 45 seconds to the right for a distance of 367.42 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.


20170417000128630 2/3 \$22 00
Shelby Cnty Judge of Probate, AL
04/17/2017 08:46:55 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Danny Parker
Mailing Address 402 Ardmore Lane, Vincent, AL 35778

Grantee's Name Tanner Baggett
Mailing Address 45 Haley Acres, Vandiver, AL 35176

Property Address 45 Haley Acres, Vandiver, AL 35176

Date of Sale April 13, 2017
Total Purchase Price \$121,900.00
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 (checked), 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 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 April 12, 2017

Print Danny Parker

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

