

20170622000222970  
06/22/2017 11:59:36 AM  
DEEDS 1/3

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

David M. Sanders  
Patricia Sanders  
364 Signal Trail  
Pelham, AL 35124

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Twenty-Five Thousand and 00/100 (\$25,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Linda J. Parker**, an unmarried woman, do hereby grant, bargain, sell and convey unto **David M. Sanders** and **Patricia Sanders**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes for the year 2017 and subsequent years; (2) Easements, building lines and restrictions as shown on recorded map; (3) Restrictions appearing of record in Volume 207, Page 612; (4) Right-of-way granted to Alabama Power Company recorded in Volume 101, Page 523; Volume 109, Page 580 and Volume 141, Page 197.

Grantor makes no warranties as to title to any minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Linda J. Parker is the surviving grantee of deed recorded in Inst. No. 1999-28000, the other grantee, Gary N. Parker, having died on or about the 27th day of March, 2016.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of June, 2017.

  
\_\_\_\_\_  
Linda J. Parker

STATE OF ALABAMA )

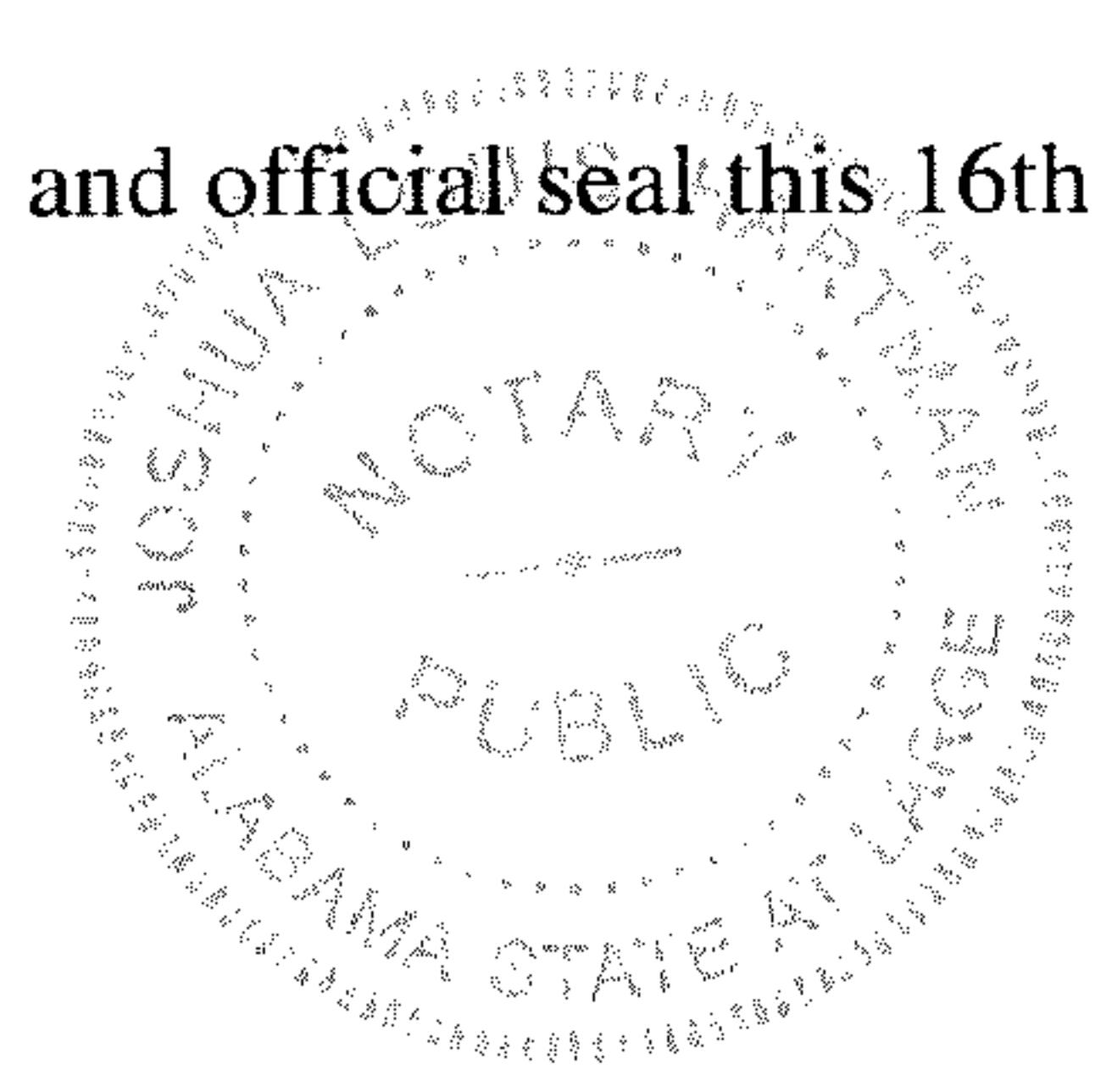
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda J. Parker**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2017.

My Commission Expires:

JOSHUA LOUIS HARTMAN  
Notary Public, Alabama State At Large  
My Commission Expires March 19, 2020



Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel I:**

Begin at the Southernmost corner of Lot 4, Second Addition to Indian Springs Ranch, as recorded in Map Book 4, Page 49 in the Office of the Judge of Probate Shelby County, Alabama; thence run in a Northeasterly direction along the Southern boundary of said Lot 4 for a distance of 339.50 feet to a point; thence turn an interior angle to the left of  $59^{\circ} 21' 11''$  and run in a Southerly direction along the Western right of way of Rockford Road for a distance of 17.73 feet to a point; thence turn an interior angle of  $120^{\circ} 38' 49''$  and run in a Southwesterly direction for a distance of 329.63 feet to a point; thence turn an interior angle to the left of  $93^{\circ} 07' 46''$  and run in a Northwesterly direction for a distance of 15.27 feet to the point of beginning.

**Parcel II:**

That part of Lot 5, lying East of Rockford Road, according to the Survey of Second Addition to Indian Springs Ranch, as recorded in Map Book 4, Page 49, in the Office of the Judge of Probate Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Linda J. Parker

Mailing Address 365 Signal Trail  
Pelham, AL 35124Grantee's Name David M. Sanders  
Patricia SandersMailing Address 364 Signal Trail  
Pelham, AL 35124Property Address Part of Lot 5  
Indian Springs, AL

Date of Sale June 16, 2017

Total Purchase Price \$25,000.00  
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)

Bill of Sale  Appraisal  
 Sales Contract  Other  
 X 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 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 June 16, 2017

Print: Joshua L. Hartman

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/22/2017 11:59:36 AM  
\$46.00 CHERRY  
20170622000222970

A handwritten signature in black ink, appearing to read "Joshua L. Hartman", is placed over the bottom right of the recorded information.