

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred Thirty Thousand Dollars (\$130,000.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged We, **James E. Greene Jr. and wife, Rhonda A. Greene**, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Kevin M. Parker and Courtney Ray Parker** (herein referred to as GRANTEES) for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the NW Corner of Section 11, T-19-S, R-2-E; thence proceed in an Easterly direction along the North boundary line of said Section 11 for a distance of 658.0 feet to the point of intersection with the West right-of-way line of State Highway #25; thence turn an angle of 91°10'40" to the right and run in a Southerly direction along said right-of-way for a distance of 73.30 feet to the point of beginning; thence continue along last said course for 150.0 feet; thence 96°21'40" right and run 325 feet; thence 83°38'20" right and run 150 feet; thence 96°21'40" right and run 325 feet to the point of beginning. Containing 1.10 acres.

For ad valorem tax purposes only, the address for the above described property is 43781 Highway 25, Vincent, AL 35178.


This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

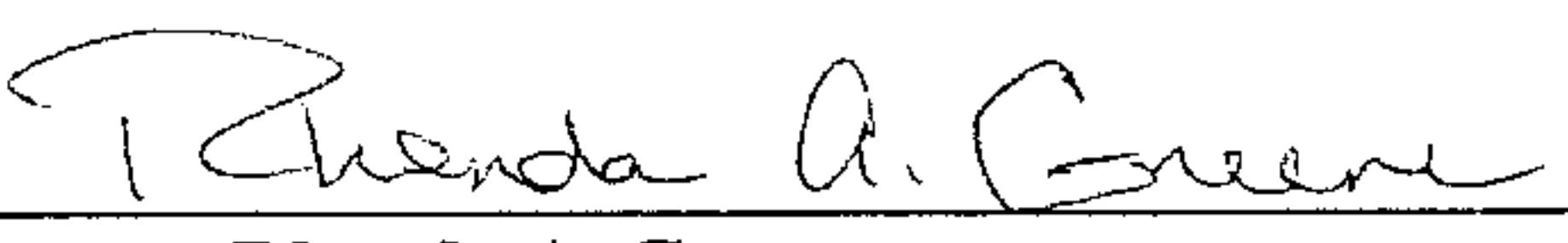
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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 to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hands and seal this the 18th day of May, 2017.


James E. Greene Jr.

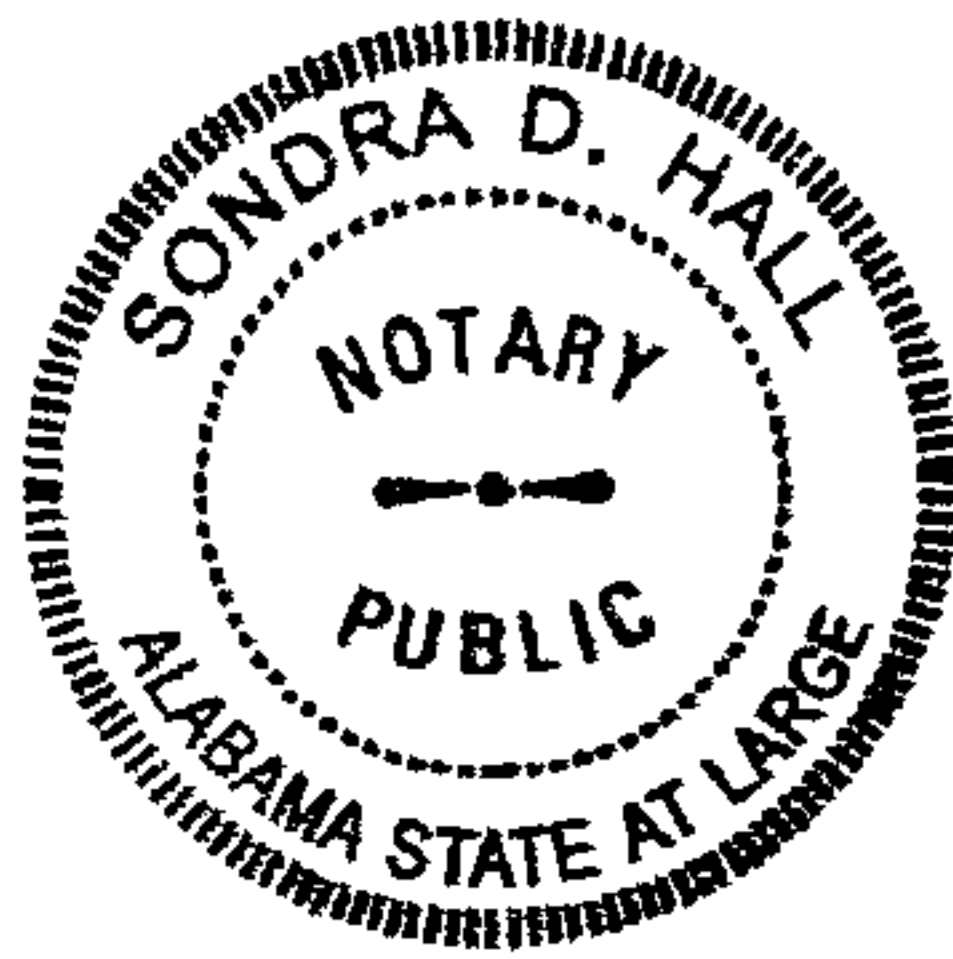

Rhonda A. Greene


STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that James E. Greene Jr. and Rhonda A. Greene, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of May, 2017.





NOTARY PUBLIC

My Commission Expires: 12/4/2020

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830.

AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/23/2017 10:04:03 AM
\$22.00 CHERRY
20170623000224400

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 and Rhonda Greene Jr
Mailing Address 288 Mistletoe Lane
Vincent, AL 35178

Grantee's Name Kevin and Courtney Parker
Mailing Address 43781 Highway 25
Vincent, AL 35178

Property Address 43781 Highway 25
Vincent, AL 35178

Date of Sale 05/18/2017
Total Purchase Price \$ 130,000
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 06/08/2017

Print Lisa Eaton

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one