

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20170714000252030 1/3 \$135.00
Shelby Cnty Judge of Probate AL
07/14/2017 01:06:28 PM FILED/CERT

STATE OF ALABAMA
County of Shelby

Send Tax Notice To: Jason Parson and Jessica
Parson
165 Windsor Ln Pelham AL 35124

Presents:

THAT IN CONSIDERATION OF One Hundred Fourteen Thousand and no/100 Dollars (\$114,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Nicholas V Dimario and wife, Amy L Dimario (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Jason Parson and Jessica Parson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 71, according to the amended map of Amberly Woods, 5th Sector, as recorded in Map Book 21 Page 102 in the Probate Office of Shelby County, Alabama.

A part of the common area as recorded in Amended Map of Amberly Woods, 5th Sector, as recorded in Map Book 21 on Page 102 in the Office of the Judge of Probate, Shelby County, Alabama being more particularly described as follows:

Begin at the Northwest corner of Lot 74 in said Amberly Woods, 5th Sector; thence run South along the West line of said Lot 74 for a distance of 76.00 feet to the Southwest corner of said Lot 74 also being the Northeast corner of Lot 71 in said Amberly Woods 5th Sector; thence turn an angle to the right of 72 degrees 50 minutes 30 seconds and run in a Southwesterly direction along the Northwest line of said Lot 71 and also along the Northwest line of Lot 70 in said Amberly Woods 5th Sector for a distance of 67.10 feet to a point; thence turn an angle to the right of 101 degrees 23 minutes 07 seconds and run in a Northwesterly direction for a distance of 124.16 feet to a point on the Southeast lie of Colonial Pipe Line easement; thence turn an angle to the right of 61 degrees 42 minutes 34 seconds and run in a Northeasterly direction along said Southeast right of way line for a distance of 10.00 feet to the Southwest corner of Lot 75 in said Amberly Woods 5th Sector; thence turn an angle to the right of 60 degrees 04 minutes 22 seconds and run in a Southeasterly direction along the Southwest line of said Lot 75 for a distance of 76.02 feet to the point of beginning. Said part of the common area containing 7,324 square feet, more or less.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

Shelby County, AL 07/14/2017
State of Alabama
Deed Tax: \$114.00

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 (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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this _____ day of _____ 2017.

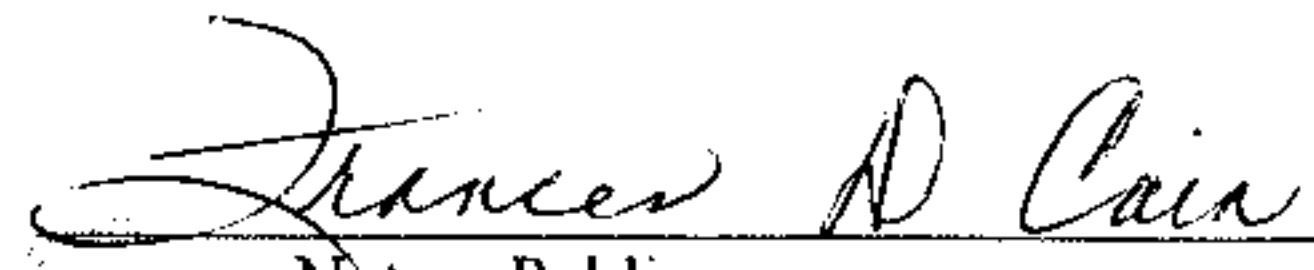

Nicholas V Dimario


Amy L Dimario

STATE OF Alabama
County of Baldwin

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Nicholas V Dimario and wife, Amy L Dimario 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, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 8th day of July, 2017.

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216


Notary Public
My Commission Expires: 02-05-2019



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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	Nicholas V Dimario and Amy L Dimario	Grantee's Name	Jason Parson and Jessica Parson
Mailing Address	<u>659 Magnolia Circle</u> <u>Helena, AL 36542</u>		<u>1504 Amberly Woods Circle</u> <u>Helena AL 35080</u>
Property Address	<u>1504 Amberly Woods Circle</u> <u>Helena AL 35080</u>	Date of Sale	<u>July 8, 2017</u>
		Total Purchase Price	<u>\$114,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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: July 8, 2017

Print Nicholas V dimario

Unattested

(verified by)

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

Form RT-1



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