

This Instrument was Prepared by:

D Barron Lakeman, LLC
1523 Marie Loop
Auburn, AL 36830
File No.: 170413

Send Tax Notice To: Kate F. Parker
Jack T. Parker
875 Jasmine Hill Road
Indian Springs, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Fifty-Nine Thousand and no/100 (\$359,000)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Kate Margaret Parker and Christopher Faulkner as Heirs and Personal Representatives of The Heirs of the Estate of Eleanor Jane Faulkner (Jefferson County Probate Case No.17BES00372)** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Kate F. Parker and Jack T. Parker**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 875 Jasmine Hill Road, Indian Springs, AL 35124**; to wit;

Parcel 4

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said Section a distance of 388.52 feet to the Point of Beginning of herein described parcel; thence continue along the last described course in an Easterly direction a distance of 451.69 feet to a point; thence turn an interior angle of 92 degrees 15 minutes 40 seconds and run to the right in a Southerly direction a distance of 165.13 feet to a point; thence turn an interior angle of 87 degrees 44 minutes 20 seconds and run to the right in a Westerly direction a distance of 449.79 feet to a point; thence turn an interior angle of 92 degrees 55 minutes 10 seconds and run to the right in a Northerly direction a distance of 165.21 feet to a point to the Point of Beginning.

Parcel 5

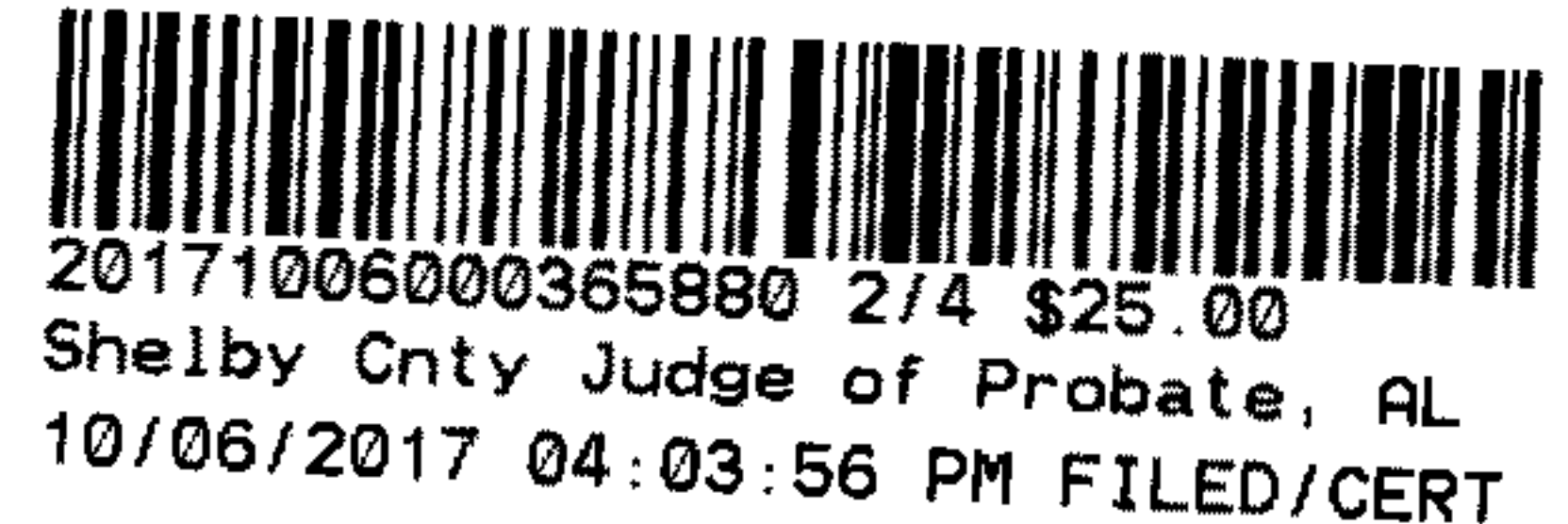
Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said Section a distance of 840.21 feet to a point; thence deflect 87 degrees 44 minutes 20 seconds and run to the right in a Southerly direction a distance of 165.13 feet to the Point of Beginning of herein described parcel; thence continue along the last described course in a Southerly direction a distance of 195.15 feet to a point; thence turn an interior angle of 87 degrees 44 minutes 20 seconds and run to the right in a Westerly direction a distance of 449.55 feet to a point; thence turn an interior angle of 92 degrees 55 minutes 10 seconds and run to the right in a Northerly direction a distance of 195.25 feet to a point; thence turn an interior angle of 87 degrees 04 minutes 50 seconds and run to the right in a Easterly direction a distance of 449.79 feet the Point of Beginning.

Parcel 6

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said Section a distance of 840.21 feet to a point; thence deflect 87 degrees 44 minutes 20 seconds and run to the right in a Southerly direction a distance of 360.28 feet to the Point of Beginning of herein described parcel; thence continue along the last described course in a Southerly direction a distance of 305.57 feet to a point; thence turn an interior angle of 87 degrees 44 minutes 20 seconds and run to the right in a Westerly direction a distance of 444.03 feet to a point; thence turn an interior angle of 92 degrees 55 minutes 10 seconds and run to the right in a Northerly direction a distance of 305.73 feet to a point; thence turn an interior angle of 87 degrees 04 minutes 50 seconds and run to the right in a Easterly direction a distance of 447.55 feet the Point of Beginning.

Also, a 60 foot easement for ingress and egress more particularly described as follows:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said Section a distance of 840.21 feet to a point; thence turn an interior angle of 92 degrees 15 minutes 40 seconds and run to the right in a Southerly direction a distance of 665.85 feet to a point; thence an Easterly direction a distance of 418.53



feet to to the centerline of said easement; thence deflect 87 degrees 12 minutes 50 seconds and run to the right in a Southerly direction and along the centerline of said easement a distance of 1460.88 feet to the PC of a curve to the left having a Delta of 25 degrees 10 minutes 10 seconds and a radius of 1450.00 feet; thence run along said curve in a Southerly Southeasterly direction a distance of 636.97 feet to a point; thence run tangent to said curve and in a Southeasterly direction a distance of 704.41 feet to a point on the Northwesterly right of way of Shelby County Highway # 119. Situated in Shelby County Alabama.

\$395,000.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of October, 2017.

Kate Margaret Parker
Kate Margaret Parker, Heirs of the Estate of Eleanor Jane Faulkner
(Jefferson County Probate Case No. 17BES00372)

Christopher Faulkner
Christopher Faulkner, Heirs of the Estate of Eleanor Jane Faulkner
(Jefferson County Probate Case No. 17BES00372)

Kate Margaret Parker
Kate Margaret Parker, as Personal Representative

Christopher Faulkner
Christopher Faulkner, as Personal Representative

State of Alabama

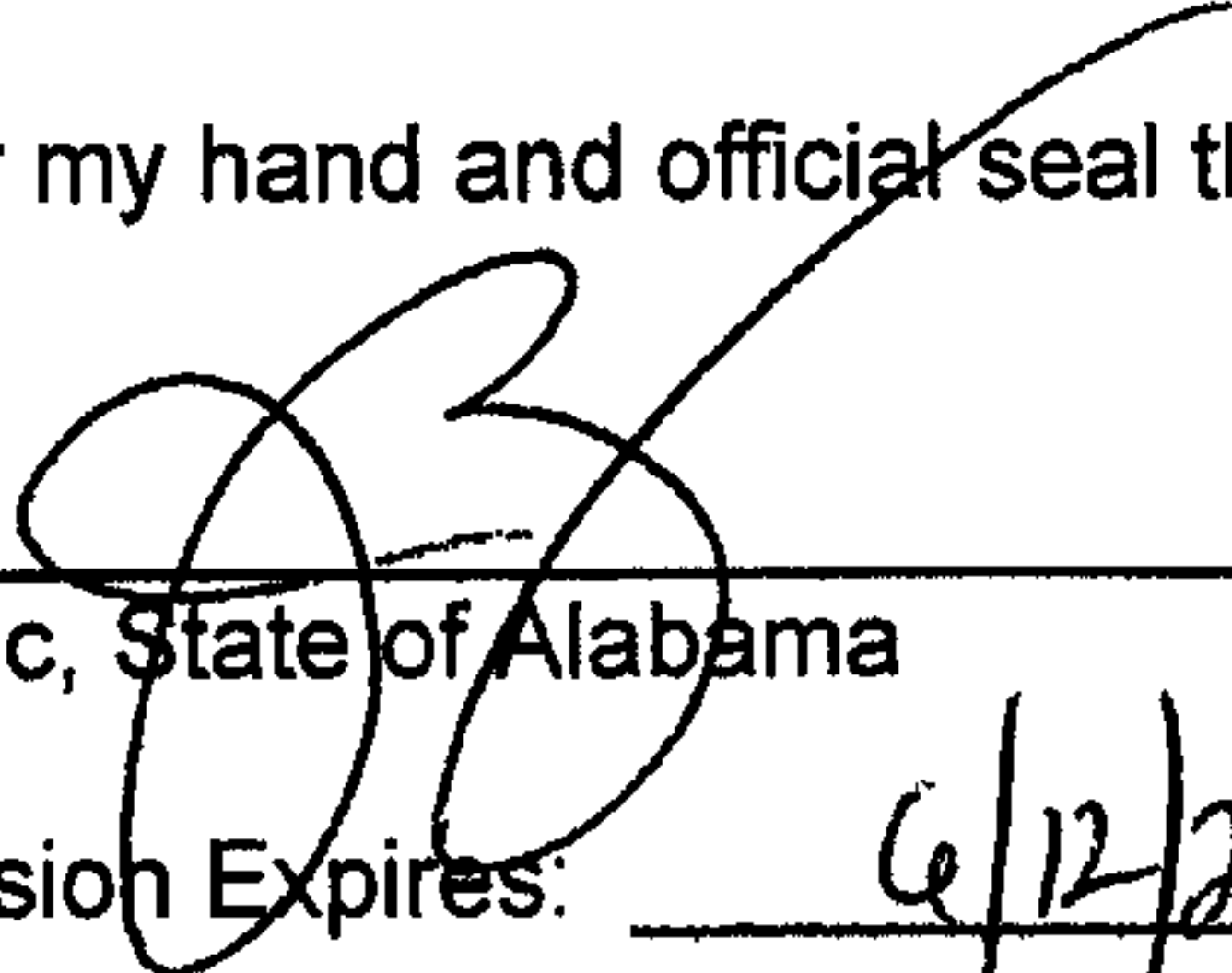
County of Jefferson

Jennifer L Banik

I, *Jennifer L Banik* a Notary Public in and for said County in said State, hereby certify that Kate Margaret Parker, as Personal Representative and Christopher Faulkner, as Personal Representative of

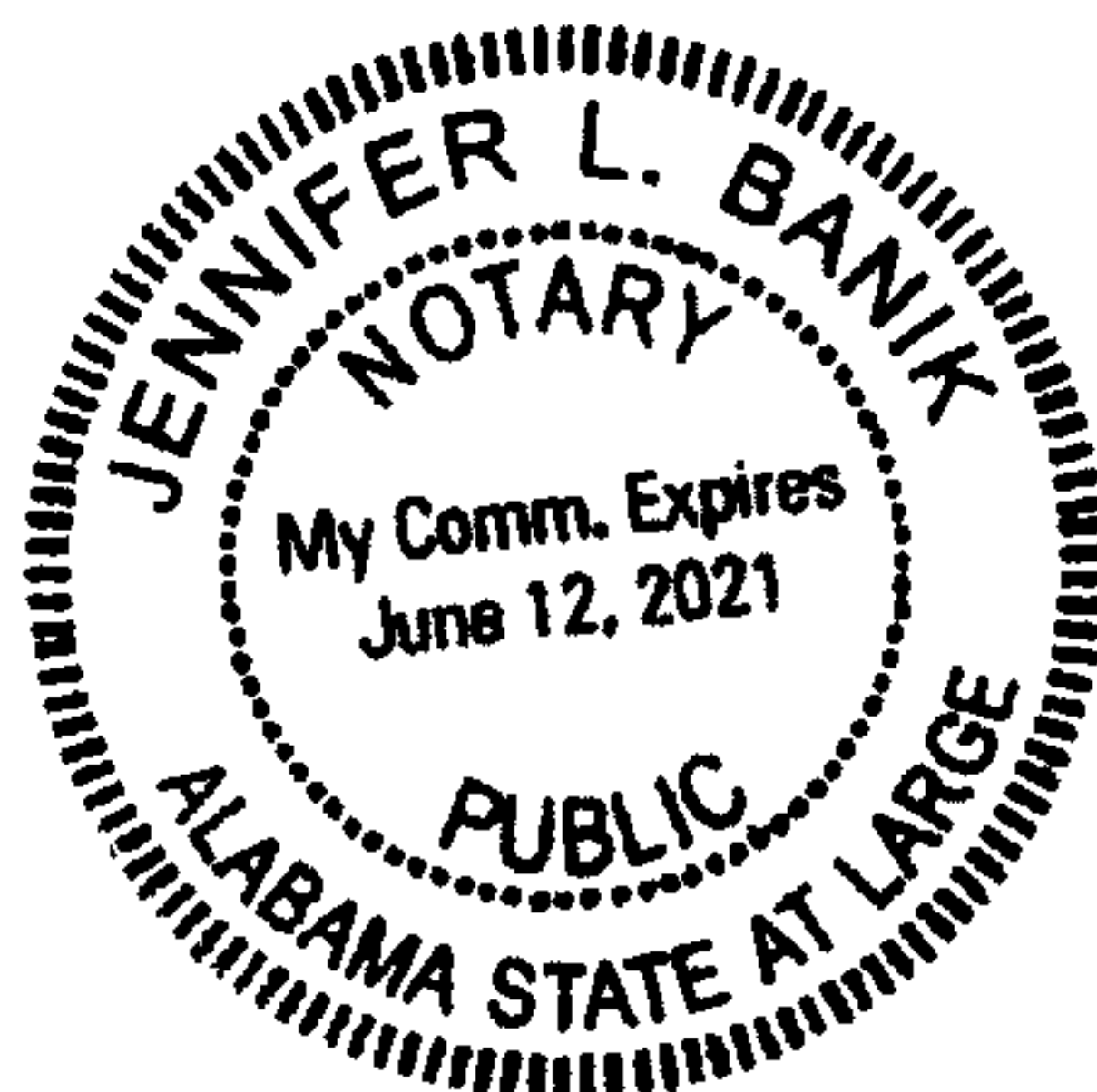
The Estate of Eleanor Jane Faulkner and as The Heirs ~~of the Estate~~ of Eleanor Jane Faulkner (Jefferson County Probate Case No. 17BES00372) and signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 2nd day of October, 2017.



Notary Public, State of Alabama

My Commission Expires: 6/12/21




20171006000365880 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/06/2017 04:03:56 PM 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	<u>Kate Margaret Parker & Christopher Faulkner</u>	Grantee's Name	<u>Kate F Parker & Jack T Parker</u>
Mailing Address	<u>as heirs & Personal Representatives</u> <u>of the Estate of Eleanor J Faulkner</u> <u>875 Jasmine Road</u> <u>Indian Springs, AL 35124</u>	Mailing Address	<u>875 Jasmine Road</u> <u>Indian Springs, AL 35124</u>
Property Address	<u>875 Jasmine Road</u> <u>Indian Springs, AL 35124</u>	Date of Sale	<u>10/09/2017</u>
		Total Purchase Price \$	<u>359,000.00</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)

☐ Bill of Sale
☒ Sales Contract
☐ 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 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 10/06/2017

Print Jim McLean

Unattested

Sign

(verified by)

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

Form RT-1



Jim McLean