

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Richard A. Brennan and Belinda G. Brennan
1504 Amberley Woods Circle
Helena, Alabama 35080

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED FIFTY FOUR THOUSAND AND NO/100 (\$154,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JASON PARSON and JESSICA PARSON**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **RICHARD A. BRENNAN and BELINDA G. BRENNAN**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in 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 line 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:

Shelby County: AL 11/07/2017
State of Alabama
Deed Tax: \$8.00

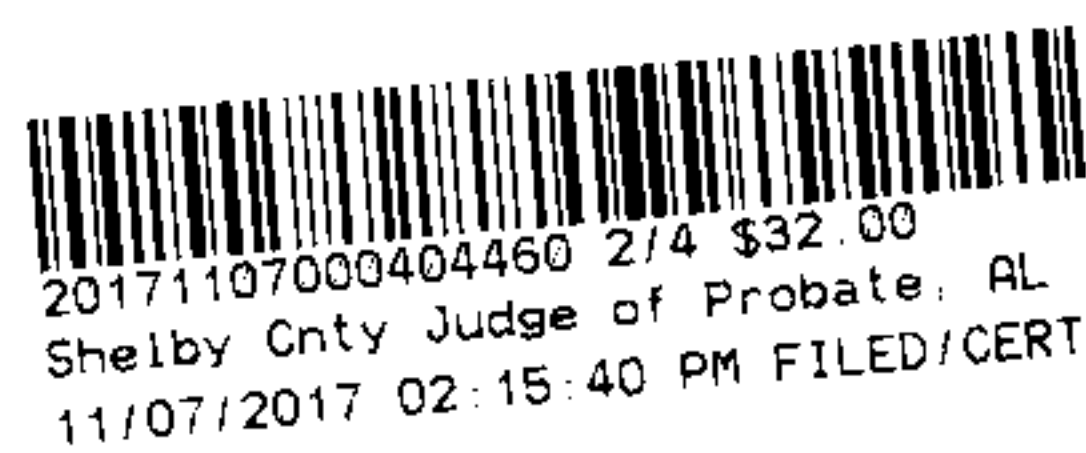

20171107000404460 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/07/2017 02:15:40 PM FILED/CERT

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 21, Page 102.
7. 20' building line front as shown on recorded Map Book 21, Page 102.
8. 20' easement on the west side as shown on recorded Map Book 21, Page 102.
9. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document r
10. Easement to Southern Natural Gas as recorded in Deed Book 90, Page 29.
11. Easement to Plantation Pipeline as recorded in Deed Book 223, Page 437 and Deed Book 267, Page 834.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

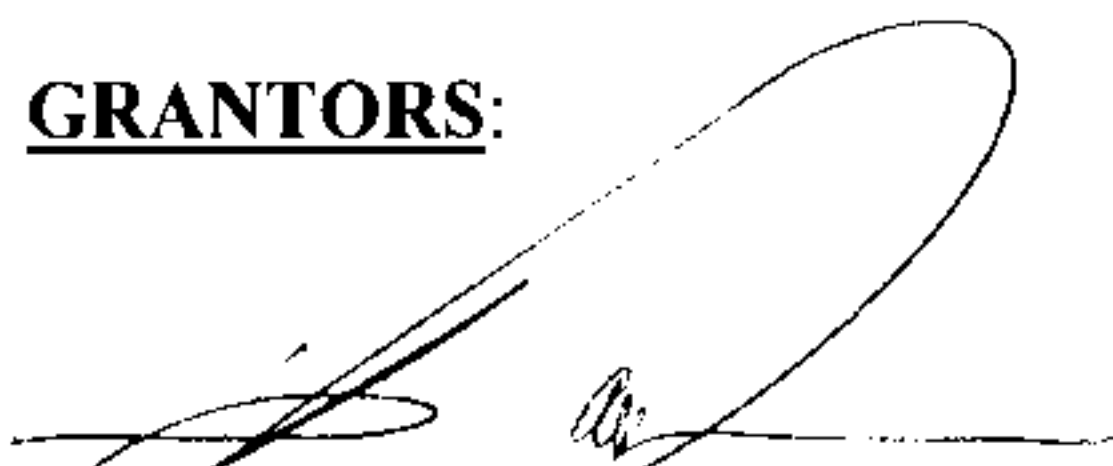
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

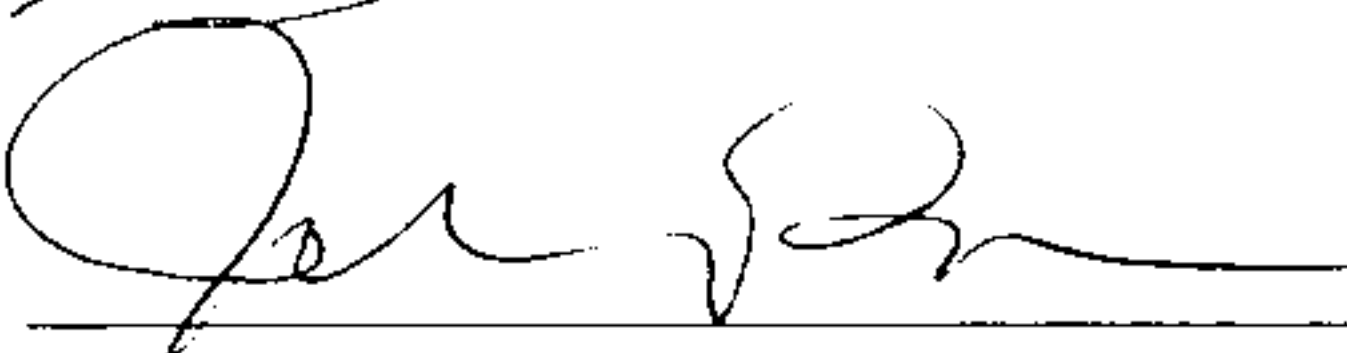


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 2, 2017.

GRANTORS:



Jason Parson

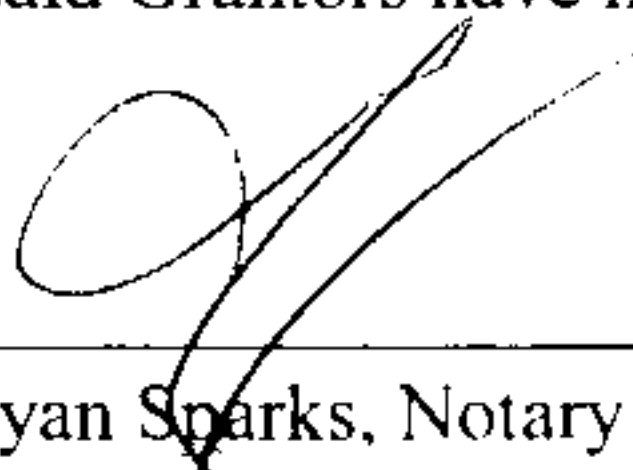


Jessica Parson

**STATE OF ALABAMA
COUNTY OF SHELBY**

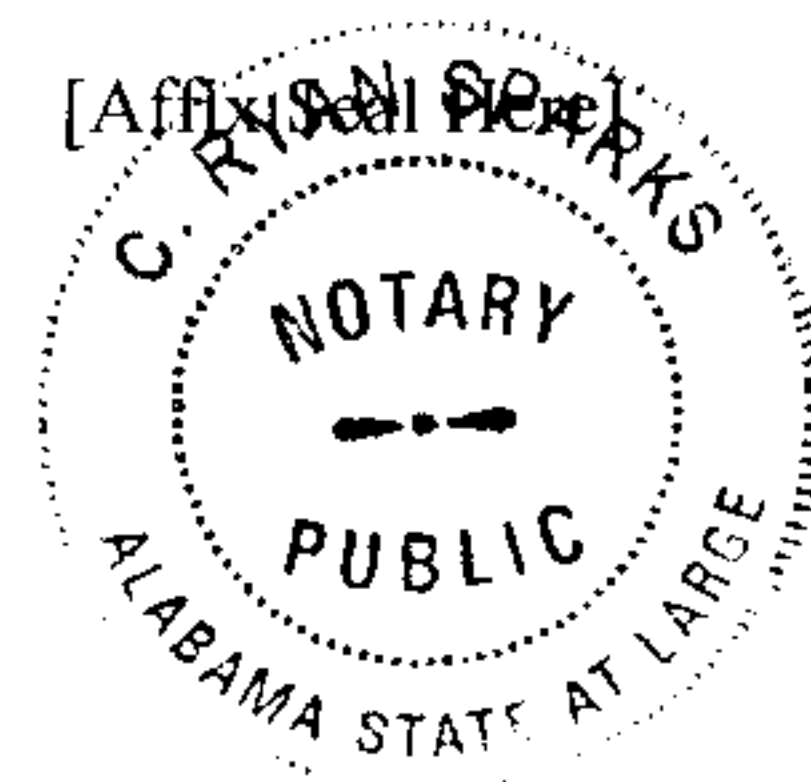
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jason Parson and Jessica Parson, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jason Parson and Jessica Parson each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 2, 2017.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



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Shelby Cnty Judge of Probate, AL
11/07/2017 02:15:40 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 Jason Parson
Mailing Address Jessica Parson
165 Windsor Lane
Pelham, AL 35124

Grantee's Name Richard A. Brennan
Mailing Address Belinda G. Brennan
1504 Amberley Woods Circle
Helena, Alabama 35080

Property Address 1504 Amberley Woods Circle
Helena, Alabama 35080

Date of Sale 11/3/17
Total Purchase Price \$ 154,000.00
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) (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 11/3/17

Print C. Ryan Sparks

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

