

This Instrument was Prepared by:

Send Tax Notice To: Daniel Hidalgo

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

879 Barkley Dr
Alabaster, AL 35007

File No.: S-17-24257

WARRANTY DEED



20171121000420460 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
11/21/2017 11:05:57 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Carolyn Parks Armstrong, a single woman and Robert H. Parks, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel Hidalgo**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or their spouses.

Grantors herein are the surviving heirs at law of Robert L. Parks and Nola R. Parks. Robert L. Parks died on or about October 9, 1996 and Nola R. Parks died on or about, June 5, 2010.

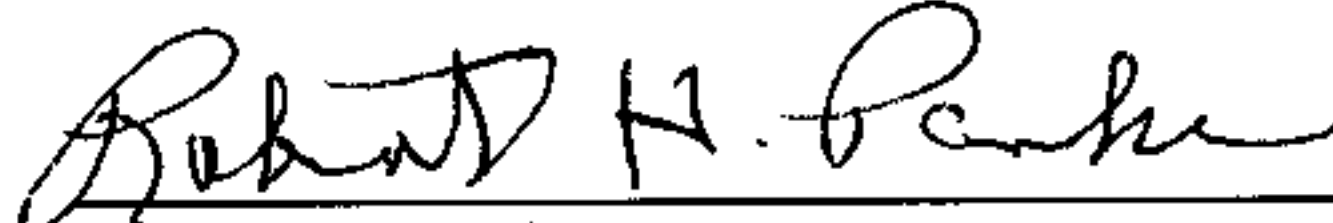
\$130,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of November, 2017.


Carolyn Parks Armstrong


Robert H. Parks

Shelby County, AL 11/21/2017
State of Alabama
Deed Tax: \$20.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Carolyn Parks Armstrong and Robert H. Parks, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of November, 2017.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the NE corner of Section 4, Township 24 North, Range 13 East and run thence South 8 degrees East a distance of 1067 feet along the East line of said Section 4 to the South right of way line of Alabama Highway No. 25; run thence South 62 degrees 44 minutes West, 320 feet; run thence North 27 degrees 16 minutes West a distance of 15 feet; run thence South 62 degrees 44 minutes West a distance of 246 feet; run thence along a curve of radius 2967.1 feet, concave Northwesterly, 114 feet to point of beginning; run thence South 10 degrees 10 minutes East a distance of 1318.6 feet to the South line of the SE 1/4 of NE 1/4 of said Section 4; run thence West along South line of said forty a distance of 708.65 feet; thence North 8 degrees West a distance of 1037.7 feet; run thence in a Northeasterly direction a distance of 700 feet along a curve of radius 2967.1 feet to point of beginning. However, there is excepted herefrom that certain land sold to Shelby County Broadcasting Company, Inc., a corporation, on July 29, 1957, as shown by deed recorded in Deed Book 189, Page 119, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT those certain property as conveyed in Deed Book 253, Page 863; Deed Book 284, Page 726; and Instrument #1992-19439, in Probate Office.



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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

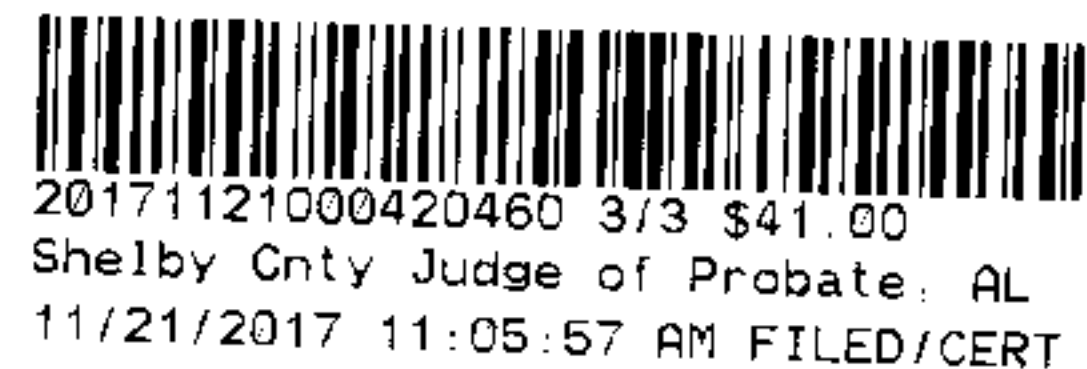
Grantor's Name Carolyn Parks Armstrong
Robert H. Parks
Mailing Address 9240 Hwy 25
Calera, AL 35040
Property Address 9240 Highway 25
Calera, AL 35040

Grantee's Name Daniel Hidalgo
Mailing Address 879 Barclay Dr
Alabama AL 35001
Date of Sale November 17, 2017
Total Purchase Price \$150,000.00
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 of 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 November 16, 2017

Print Carolyn Parks Armstrong

☐ Unattested

(verified by)

Sign

Carolyn Parks Armstrong
(Grantor/Grantee/Owner/Agent) circle one