

This instrument prepared by:  
Michael Galloway, Attorney  
931 Sharitt Avenue, Suite 113  
Gardendale, AL 35071

SEND TAX NOTICE TO:  
Madison Howard and Sydney S Howard  
2039 Fairbank Cir  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA                   )  
                                                  )  
SHELBY COUNTY                    )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Fifty-Seven Thousand Nine Hundred And No/100 Dollars (\$157,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Holly Parr and Brock Parr, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Madison Howard and Sydney S Howard (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 3-67, according to the Survey of Chelsea Park, 3rd Sector as recorded in Map Book 34, Page 23 A & B in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Holly Parr is one and the same as Holly M. Mohr, grantee of that certain Warranty Deed recorded in Instrument #20090624000244000.

Subject to a third party mortgage in the amount of \$155,039.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on December 29, 2017.

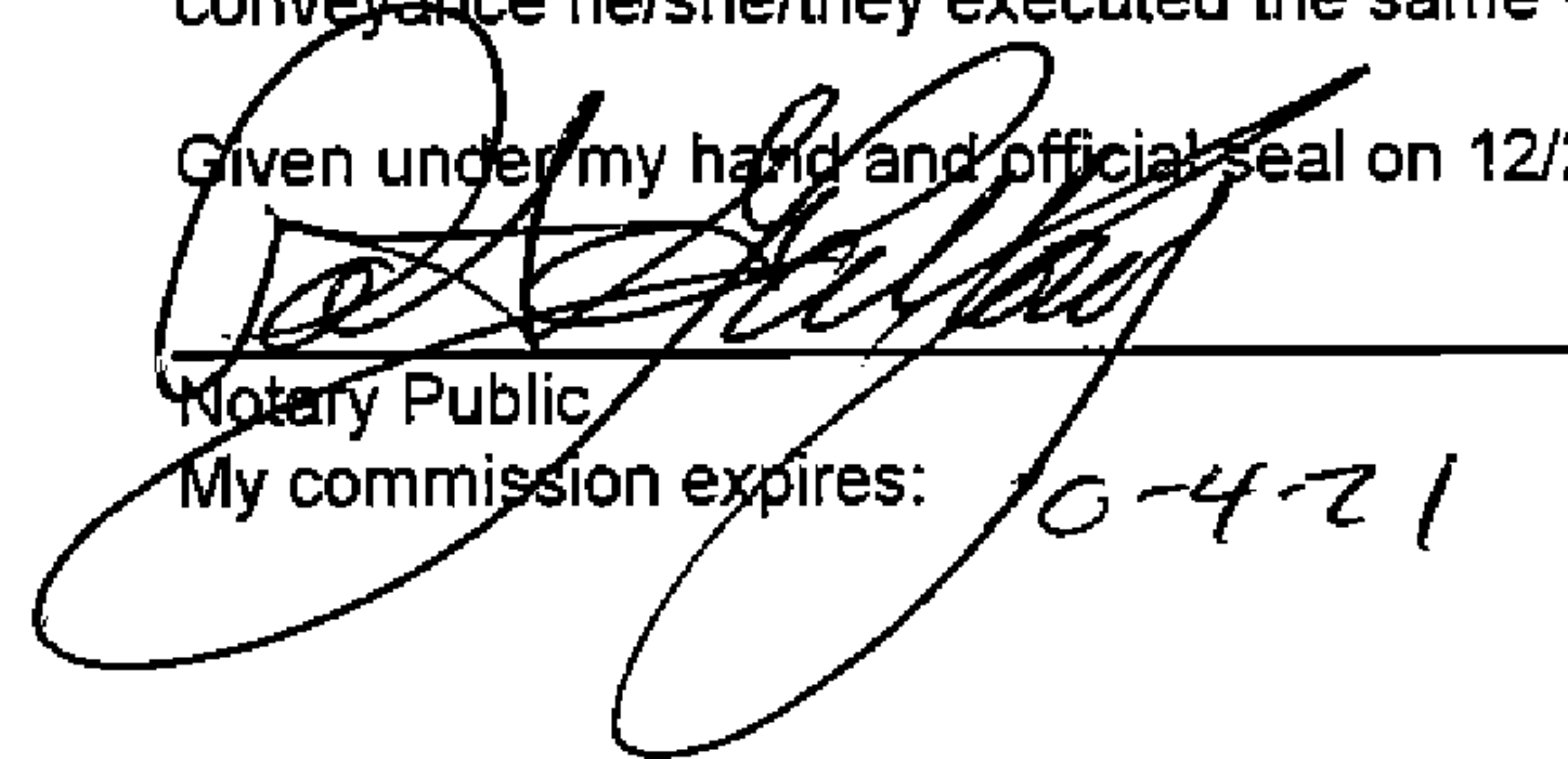
  
\_\_\_\_\_  
Holly Parr

  
\_\_\_\_\_  
Brock Parr

STATE OF Alabama  
COUNTY OF JEFFERSON

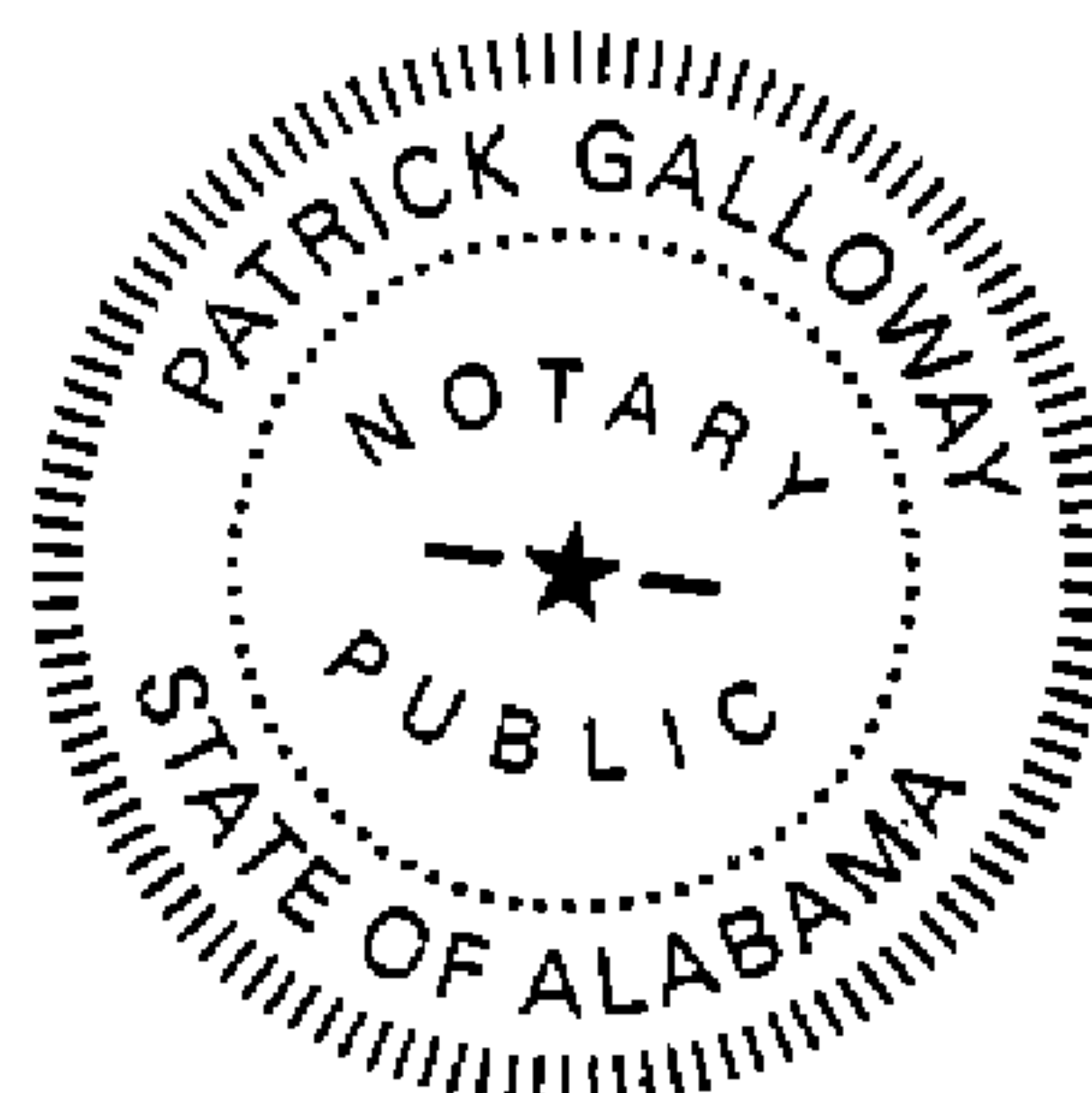
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Holly Parr and Brock Parr whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 29th day of December, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12/29/2017

  
\_\_\_\_\_  
Notary Public

My commission expires: 0-4-21

FILE NO.: TS-1702569



## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Holly Parr  
Mailing Address 2039 Fairbank Cir  
Chelsea, AL 35043

Grantee's Name Madison Howard and Sydney S  
Howard  
Mailing Address 423 3rd Ave N  
Pell City, AL 35125

Property Address 2039 Fairbank Cir  
Chelsea, AL 35043

Date of Sale December 29, 2017  
Total Purchase Price \$157,900.00

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 - Holly Parr, 2039 Fairbank Cir, Chelsea, AL 35043.

Grantee's name and mailing address - Madison Howard and Sydney S Howard, 423 3rd Ave N, Pell City, AL  
35125.

Property address - 2039 Fairbank Cir, Chelsea, AL 35043

Date of Sale - December 29, 2017.

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: December 29, 2017

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/04/2018 11:14:29 AM  
\$21.00 CHERRY  
20180104000004110