

Document Prepared By:
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3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Di L. Bush & James B. Bush
1783 Indian Hills Rd
Pelham AL 35124

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Thirty Thousand Dollars and NO/100 (\$230,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Patrick A. Parker, a single person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Di L. Bush and James B. Bush** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Parcel 1:

Lot 2, Block 11, according to the survey of Indian Hills, First Addition, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama,

LESS AND EXCEPT the following described property: Commence at the Southeast corner of Lot 2, Block 11, Indian Hills, First Addition to Second Sector, as recorded in Map Book 5, Page 7; from the point of beginning thus obtained thence run in a Northerly direction along the East line of said Lot 2 for a distance of 160 feet; thence turn an angle to the left of 118 degrees 49 minutes 02 seconds and run in a Southwesterly direction for a distance of 116.97 feet to a point on the Southwesterly property line of said Lot 2; thence turn an angle to the left of 105 degrees 52 minutes 08 seconds and run in a Southeasterly direction along the Southwesterly property line of said Lot 2 for a distance of 145.74 feet to the point of beginning.

Parcel 2:

Commence at the Southeast corner of Lot 2, Block 11, according to the survey of Indian Hills, First Addition, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama; thence run in a Northwesterly direction along the Southwesterly line of said Lot 2 for a distance of 145.74 feet to the point of beginning, from the point of beginning thus obtained thence continue along last described course for a distance of 219.16 feet to a point on the right-of-way line of Indian Hills Road; thence turn an angle to the left of 90 degrees (said angle being measured from last described course to the tangent of the following course, said course being situated on a curve to the right, said curve having a central angle of 4 degrees 27 minutes 20 seconds and a radius of 1,215.16 feet); thence along the arc of said curve in a Southwesterly direction for a distance of 94.44 feet; thence turn an angle to the left of 117 degrees 23 minutes 59 seconds (said angle being measured from tangent of last described course to the following course) and run in a Southeasterly direction for a distance of 241.98 feet to the point of beginning.

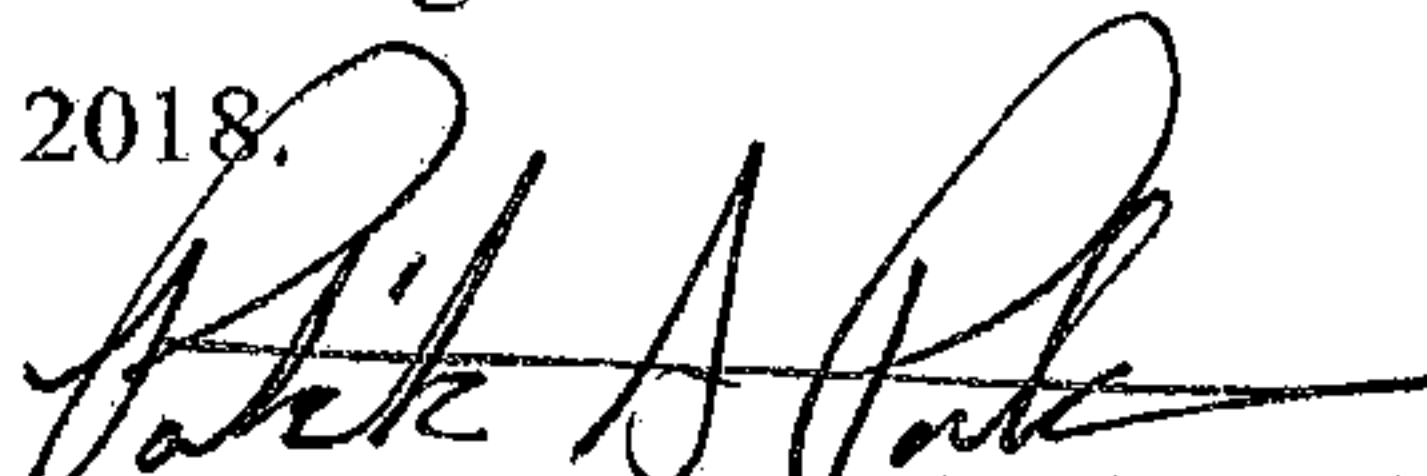
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 218,500 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 I do for myself, and my heirs executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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, the undersigned GRANTOR has hereunto set his/her hand and seal, this 26 day of APRIL, 2018.

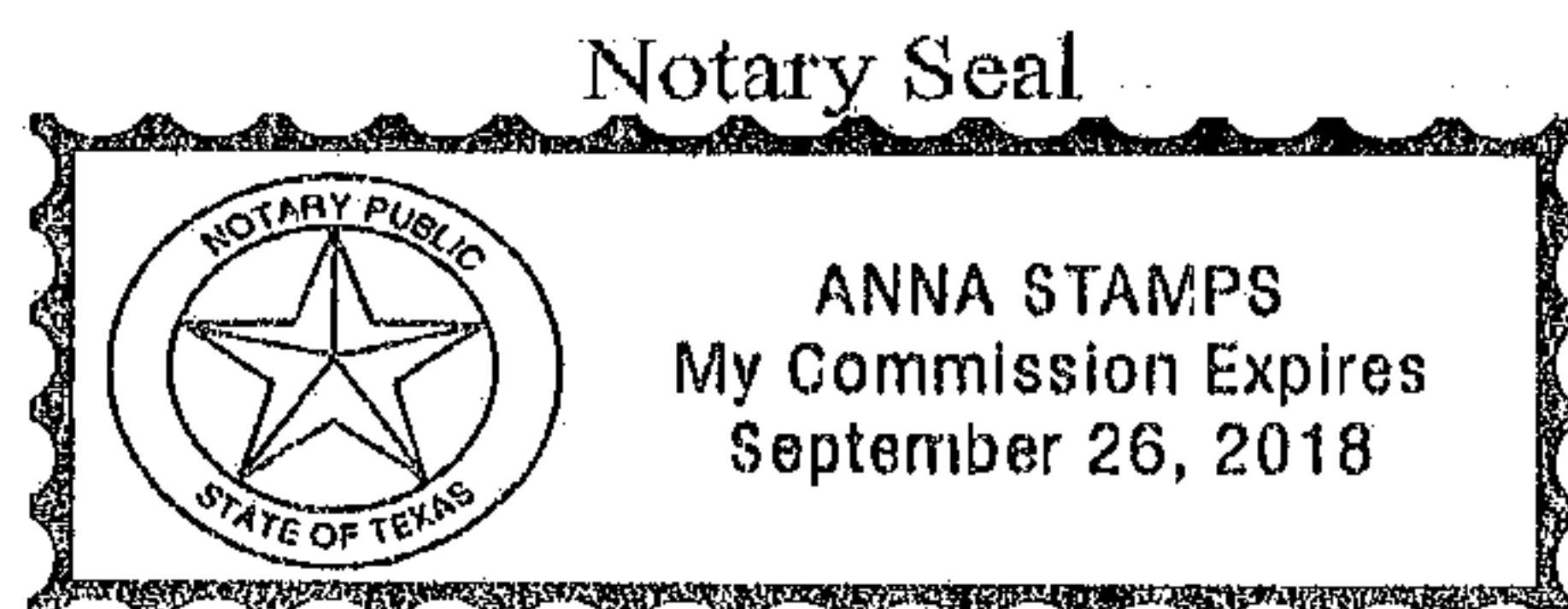


 Patrick A. Parker

STATE OF Texas
 COUNTY OF Bexar

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Patrick A. Parker** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of April, 2018.





 Notary Public
 My commission expires: 09/26/2018

Real Estate Sales Validation Form

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

Grantor's Name Patrick Parker Grantee's Name D & James Bush
 Mailing Address 1955 Larkspur Mailing Address 1783 Indian Hills Rd
Apt 417 Pelham, AL 35124
San Antonio, TX 78213

Property Address 1783 Indian Hills Rd Date of Sale 4-27-18
Pelham, AL 35124 Total Purchase Price \$ 230,000
 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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 4-27-18

Print

James J. Fu

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/30/2018 08:32:33 AM
 S32.50 CHERRY
 20180430000143910

Print Form

James J. Fu