

Send tax notice to:

Karen Parker

442 Red Stick Rd

Pelham, AL 35124

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #275

Birmingham, Alabama 35243

State of Alabama

County of Jefferson

WARRANTY DEED


20180502000148660 1/3 \$170.50
Shelby Cnty Judge of Probate, AL
05/02/2018 10:41:23 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned **Karen Parker, an unmarried woman** (hereinafter referred to as "Grantors"), by **Karen Parker, Donald Ray Glenn and Jennifer Leigh Glenn** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 7 and 8, Block 3, according to Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

THIS IS DEED IS BEING EXECUTED SOLELY FOR THE PURPOSES OF CREATING SURVIVORSHIP BETWEEN THE GRANTOR AND HER CHILDREN.

Karen Parker and Karen D. Glenn (grantee in Real Book 297, Page 636) are one and the same person.

Scrivener make no representation as to title.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/02/2018
State of Alabama
Deed Tax: \$148.50

IN WITNESS WHEREOF, Grantor Karen Parker have hereunto set her signature and seal
on 2th day of April, 2018.

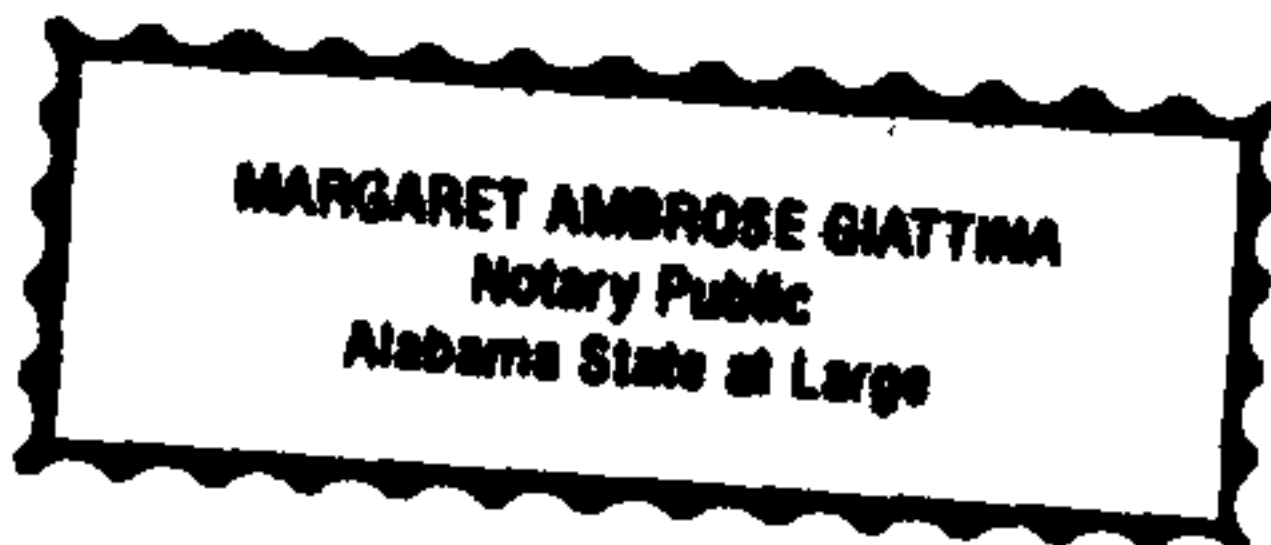

Karen Parker

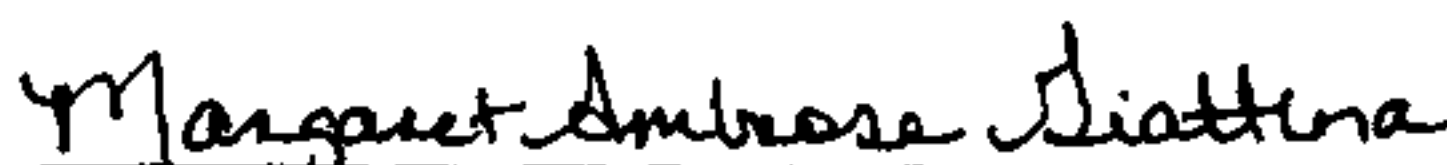
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Parker, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2018.

(NOTARIAL SEAL)




Notary Public
Print Name: Margaret Ambrose Giattina
Commission Expires: 9-9-19


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Shelby Cnty Judge of Probate, AL
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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 Karen Parker
Mailing Address 442 Red Stick Rd
Pelham, AL 35124

Grantee's Name Karen Parker, et al
Mailing Address 442 Red Stick Rd
Pelham AL 35124

Property Address 442 Red Stick Rd
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 222,360.00 7/3 148,240

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 Assessor's Market Value

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 4-12-18

Print Peggy Giattina

Sign Peggy Giattina

(Grantor/Grantee/Owner/Agent) circle one

Unattached



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ified by)

Form RT-1