

SEND TAX NOTICE TO:

Frank Stitt and Pardis Stitt

905 Cenray Road

Birmingham AL 35222

This instrument was prepared by:

Shannon E. Price, Esq.

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201

20181106000392920

11/06/2018 12:57:54 PM

DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand dollars & no cents (\$280,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Julia Wilson Parker, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Frank Stitt and Pardis Stitt** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 TOWNSHIP 20 SOUTH RANGE 2 EAST; AND THE EAST HALF OF THE SOUTHEAST 1/4 OF SECTION 17 TOWNSHIP 20 RANGE 2 EAST LYING SOUTH OF DEAD HOLLOW ROAD AND WEST OF HIGHWAY 25 IN SHELBY COUNTY, ALABAMA.

Julia Wilson Parker is the Residuary Beneficiary of the Estate of William A. Parker, III, and inherited this property from William A. Parker, III, who died on May 15, 2018 and whose Last Will and Testament was filed for probate in the Probate Court of Jefferson County, Alabama on August 22, 2018 under Case No. 18BHM01415.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Right of Way to allow for widening and paving the Dead Hollow Road South as recorded in Book 1997, Page 39983.

Right of Way to Shelby County, Alabama as recorded in Deed Book 90, Page 100 and condemnation of right of way recorded in Probate Minute Book 9, Page 484.

Agreement in favor of Lease of Land to Grey McCranie.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

Transmission Line Permit in favor of Alabama Power Company as recorded in Deed Book 107, Page 272 and 274; Real Record 148, Page 993 in the Probate Office of Shelby County, Alabama.

Oil and gas lease to Amoco Production Company dated April 11, 1980, as recorded in Deed Book 326, Page 949 in the Probate Office of Shelby County, Alabama.


Any part of caption lands lying within a road right of way as set out in Book 160, Page 703.

Any loss or damage arising out of that certain agreement recorded in Book 160, Page 705 in the Probate Office of Shelby County, Alabama.

Any loss or damage arising from the rights of creditors to file claims in the Estate of William A. Parker, III, deceased Probate Case No. 18BHM01415, and the rights of parties to contest the Will of William A. Parker, III. Letters Testamentary filed in Case No. 18BHM01415 are dated June 19, 2018.

WARRANTY DEED

CBT File #1810087



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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **November 5, 2018**.

 (Seal)
Julia Wilson Parker

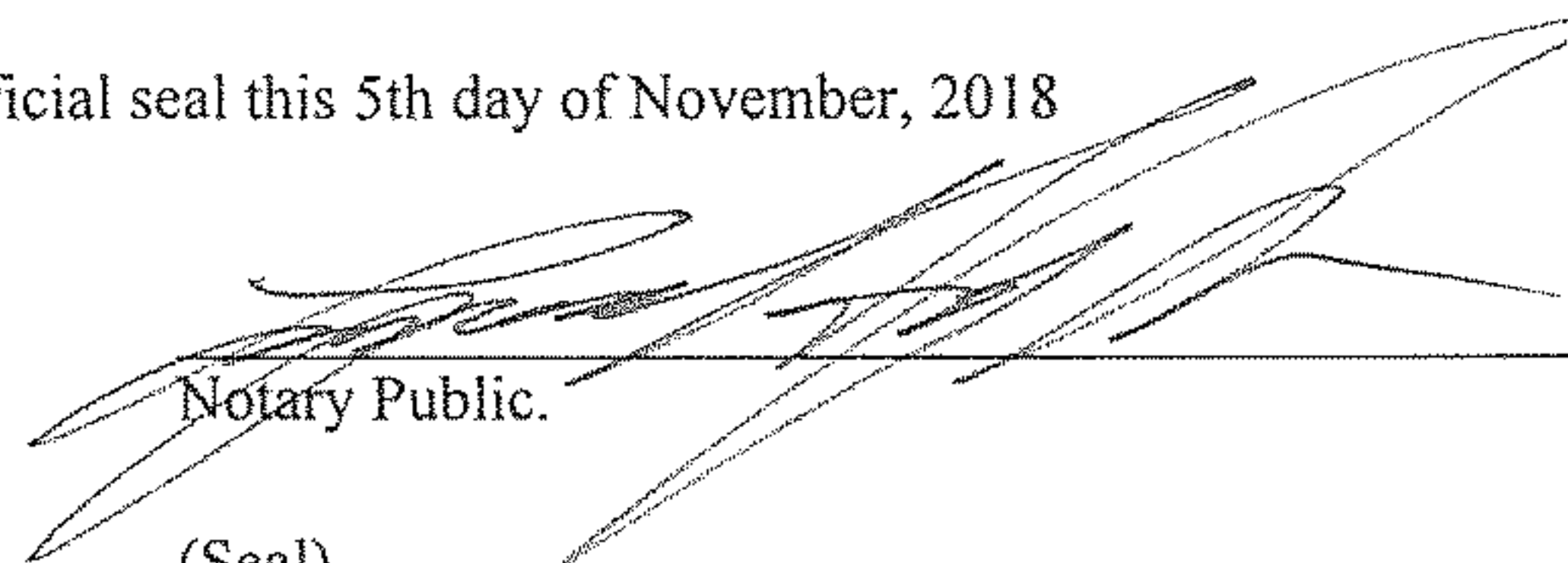
STATE OF ALABAMA

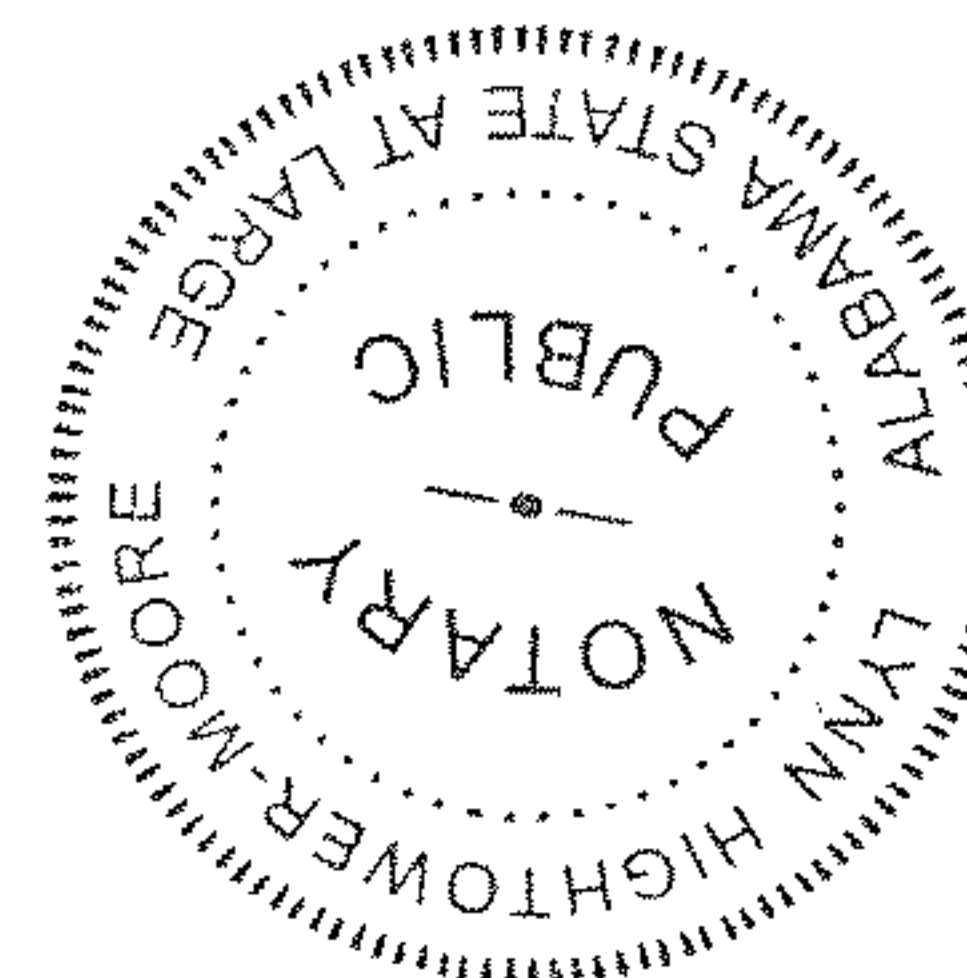
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Julia Wilson Parker, an unmarried woman**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2018


Notary Public.
(Seal)
My Commission Expires: 1-4-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Julia Wilson Parker

Grantee's Name Frank Stitt and Pardis Stitt

Mailing Address 7407 Royal Terrace
Trussville, Alabama 35173Mailing Address 905 Conroy RdProperty Address Dead Hollow Road
Wilsonville, Alabama 35173Date of Sale Birmingham, AL 35222
11/05/2018Total Purchase Price \$280,000.00

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 _____

Print Frank Stitt Janet Friedma☐ UnattestedBWB
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2018 12:57:54 PM
 \$301.00 CHARITY
 20181106000392920

Allen S. Bayl