

SEND TAX NOTICE TO:
Christopher O. Parr and Melissa D. Parr
408 Fawn Drive
Chelsea, Alabama 35043

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20181205000424840
12/05/2018 08:36:35 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Ninety Two Thousand Nine Hundred dollars & no cents (\$292,900.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Jason Woods, an unmarried man and Carrie Woods, an unmarried woman

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Christopher O. Parr and Melissa D. Parr

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama, to-wit:**
LOT 2, ACCORDING TO THE SURVEY OF DEER RIDGE LAKES, SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$278,255.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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.

15' easement along North rear lot line as shown on recorded Map Book 32, Page 24.

35' building set back on lot line as noted on the Plat of Deer Ridge Lakes, Sector 2, Phase 1, recorded in Plat Book 32, page 24 of the public records of Shelby County, Alabama.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2003070200419120 and amended in Instrument No. 20031229000826780 in the Probate Office of Shelby County, Alabama.

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.

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

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this November 30, 2018.

Jason Woods (Seal)
Jason Woods
Carrie Woods (Seal)
Carrie Woods

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Woods and Carrie Woods, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2018.

Nicole Michelle Henderson (Seal)
Notary Public.
My Commission Expires: 3/30/22

NICOLE MICHELLE HENDERSON
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAR. 30, 2022

20181205000424840 12/05/2018 08:36:35 AM DEEDS 3/3
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 Jason Woods and Carrie Woods

Grantee's Name Christopher O. Parr and Melissa D. Parr

Mailing Address 2044 Regent Park Lane
Birmingham, Alabama 35242

Property Address 408 Fawn Drive
Chelsea, Alabama 35043

Mailing Address 408 Fawn Drive
Chelsea, Alabama 35043

Date of Sale 11/30/2018

Total Purchase Price \$292,900.00

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 - 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 11/30/18

Print Christopher O. Parr

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Michelle Henderson
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2018 08:36:35 AM
\$36.00 CHERRY
20181205000424840

Allen S. Bayl