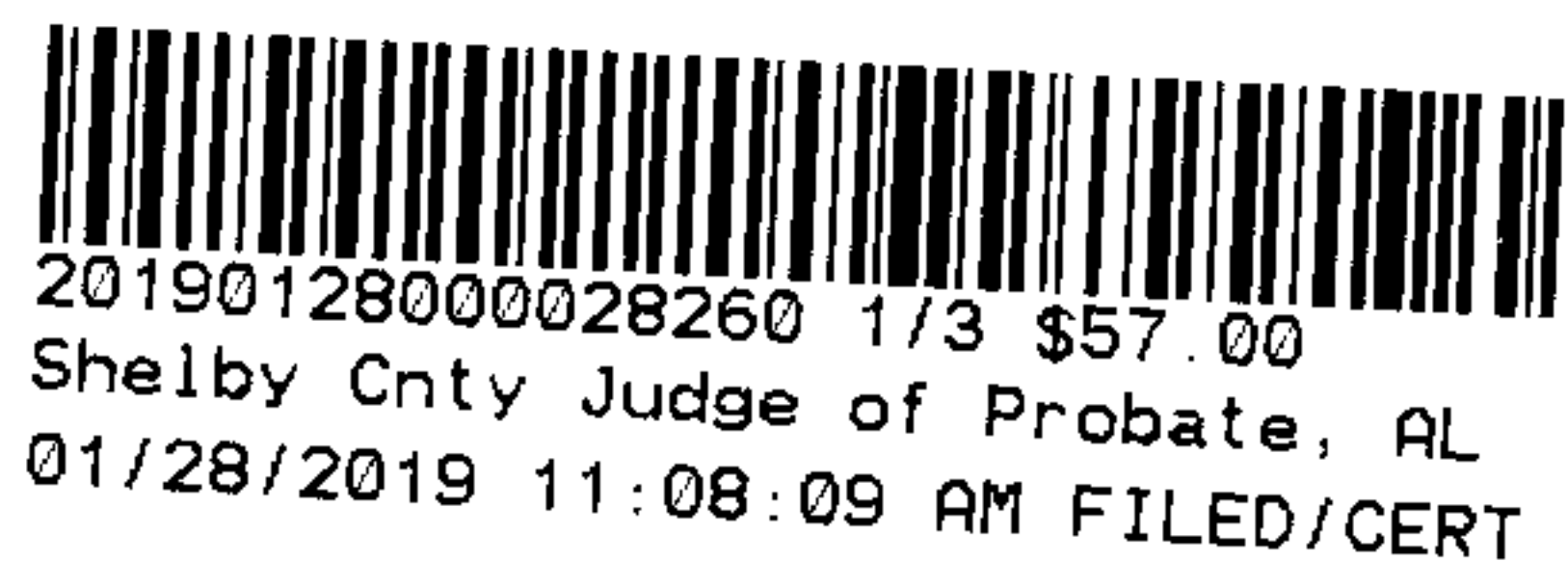


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Parks Land Company, LLC
30474 Hwy 25
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY-SIX THOUSAND DOLLARS and NO/100 (\$36,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Daryl A. Parks, a single man** and **Stephen M. Parks, a single man**, hereby grant, bargain, sell and convey unto **Parks Land Company, LLC**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2019 and subsequent years, restrictions, easements and rights of way of record.

Daryl A. Parks and Daryl Parks are one and the same person.
Stephen M. Parks and Stephen Parks are one and the same person.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of January, 2019.

Daryl Parks
Daryl Parks

Stephen Parks
Stephen Parks

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Daryl Parks and Stephen Parks, whose names is signed to the foregoing conveyance, and who are known to me, 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 19th day of January, 2019.

April Clark
Notary Public

My Commission Expires: 9/22/2020



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Part of the West 1/2 of Northeast 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said 1/4-1/4 Section, run in a Westerly direction along the South line of said 1/4-1/4 Section for a distance of 879.19 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 391.89 feet to an existing iron pin; thence turn an angle to the right of 71 degrees 11 minutes 20 seconds and run in a Northwesterly direction for a distance of 145.95 feet to an existing iron pin; thence turn an angle to the right of 19 degrees 47 minutes and run in a Northerly direction for a distance of 255.20 feet to an existing iron pin; thence turn an angle to the right of 88 degrees 20 minutes and run in an Easterly direction for a distance of 435.00 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 44 minutes 40 seconds and run in a Southerly direction for a distance of 398.59 feet to the point of beginning.

Situated in Shelby County, Alabama.

PARCEL 2:

Lot 4, according to the Survey of Lay Lake Farm Estates, as recorded in Map Book 9, Page 178, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 3:

Begin at the Northeast corner of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 76 degrees 0 minutes 46 seconds West a distance of 215.00 feet; thence South 0 degrees 2 minutes 53 seconds West a distance of 210.50 feet; thence North 76 degrees 0 minutes 47 seconds East a distance of 215.00 feet; thence North 0 degrees 2 minutes 53 seconds East a distance of 210.50 feet to the point of beginning.

20-foot ingress, egress, and utility easement: Commence at the Northeast corner of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 76 degrees 0 minutes 46 seconds West a distance of 215.00 feet to the point of beginning of the Northerly line of a 20-foot ingress, egress, and utility easement lying 20-feet Southerly and parallel to described line; thence continue along the last described course a distance of 371.48 feet to the Easterly right of way of North Horton Road and the end of said easement.


20190128000028260 2/3 \$57.00
Shelby Cnty Judge of Probate, AL
01/28/2019 11:08:09 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Daryl Parks
Mailing Address _____

Grantee's Name Parks Land Company
Mailing Address 30474 Hwy 25
Wilsonville, AL 35186

Property Address Multiple properties
Wilsonville, AL 35186

Date of Sale January 19, 2019
Total Purchase Price \$ 36,000.00
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 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 _____

Print Mike T Atchison

☐ Unattested

Sign Mike T Atchison

(Grantor/Grantee/Owner/Agent) circle one

20190128000028260 3/3 \$57.00
Shelby Cnty Judge of Probate, AL
01/28/2019 11:08:09 AM FILED/CERT

Form RT-1