

20190213000046530
02/13/2019 09:24:26 AM
DEEDS 1/2

Send tax notice to:
DONALD CARL SMITH II
KRISTA MORRIS SMITH
PO BOX 517
WILSONVILLE, AL 35186
PLC1800271

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy
Suite #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Nine Thousand Five Hundred and 00/100 Dollars (\$129,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Julia Wilson Parker an unmarried woman, as devisee of the Estate of William A. Parker, III, deceased, Jefferson County Probate Case No. 18BHM01415, whose mailing address is: 7407 Royal Terrace, Trussville, AL 35173,** (hereinafter referred to as "Grantors"), by **Donald Carl Smith II and Krista Morris Smith, whose mailing address is: PO BOX 517, Wilsonville, AL 35186,** (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, the property address of which is: **555 Mountain View Drive, Wilsonville, AL 35186,** to-wit:

LOT 1A, BEING A RESURVEY OF LOT 1 AND A 60 FOOT STRIP OF ANNEX TO PARKER'S SUBDIVISION, AS RECORDED IN MAP BOOK 50, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$358,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, Grantor, Julia Wilson Parker as devisee of the Estate of William A. Parker, III, deceased, Jefferson County Probate Case No.: 18BHM011415, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 11th day of February, 2019.

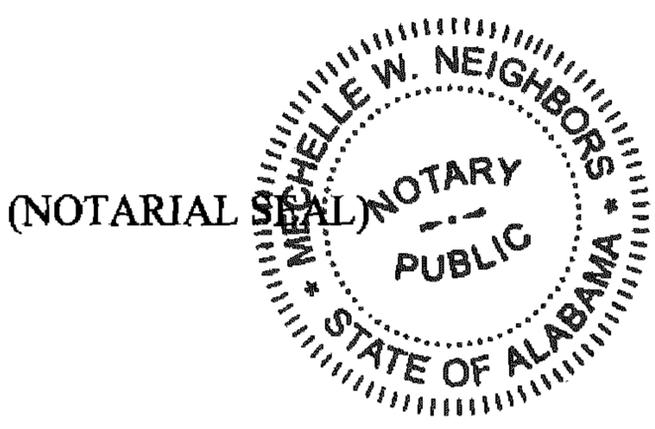
Julia Wilson Parker

JULIA WILSON PARKER, AS DEVISEE OF
THE ESTATE OF WILLIAM A. PARKER, III,
DECEASED, JEFFERSON COUNTY
PROBATE CASE NO.: 18BHM011415

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIA WILSON PARKER, whose name as devisee of the Estate of William A. Parker, III, Jefferson County Probate Case No. 18BHM01415, 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, in her capacity as such devisee and with full authority, executed the same voluntarily for said Estate on the day the same bears date.

Given under my hand and official seal this the 11th day of February, 2019.



Michelle W. Neighbors

Notary Public
Commission Expires: 3/30/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2019 09:24:26 AM
\$19.00 CHERRY
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Allie S. Bayl