


This Instrument Prepared By:
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Garry S. McAnnally, LLC
Attorneys at Law
50 Wisteria Place
Millbrook, Alabama 36054
File No. 80327


20190219000053530 1/4 \$60.00
Shelby Cnty Judge of Probate, AL
02/19/2019 03:39:21 PM FILED/CERT

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty Thousand (\$150,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration paid to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, I or we, **Hannah Rae Payne and Beau Todd Parkinson, husband and wife** (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Teresa Parkinson and Robert Parkinson** (herein referred to as GRANTEE(S)), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

\$114,400.00 of the purchase price of the above-described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor FOREVER, together with every contingent remainder and right of reversion.

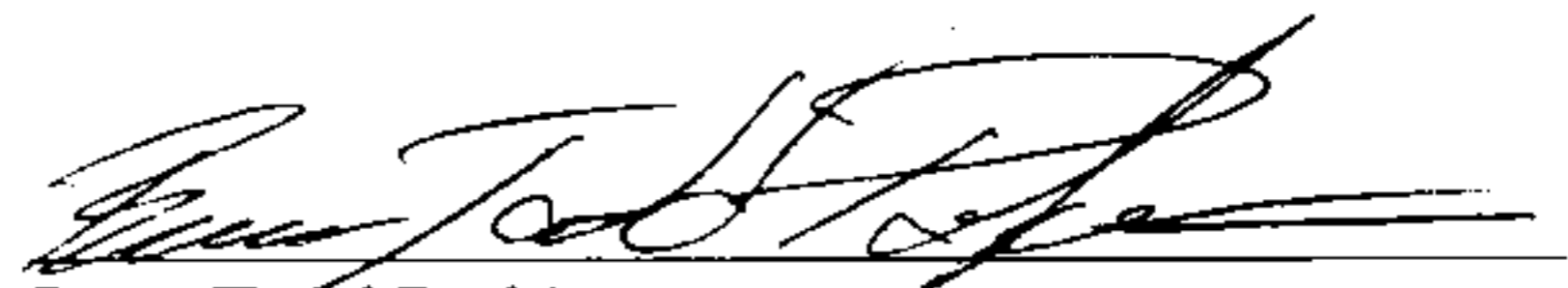
And GRANTOR(S) do covenant with the said GRANTEE(S) that he/she/they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that he/she/they have a good right to sell and convey the same to the said GRANTEE(S) and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) forever, against the lawful claims of all persons, except as hereinabove provided.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s) this 14th day of February, 2019.



Hannah Rae Payne




Beau Todd Parkinson

STATE OF ALABAMA)
COUNTY OF ELMORE)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Hannah Rae Payne and Beau Todd Parkinson, 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2019.

[SEAL]



Notary Public
My Commission Expires: _____

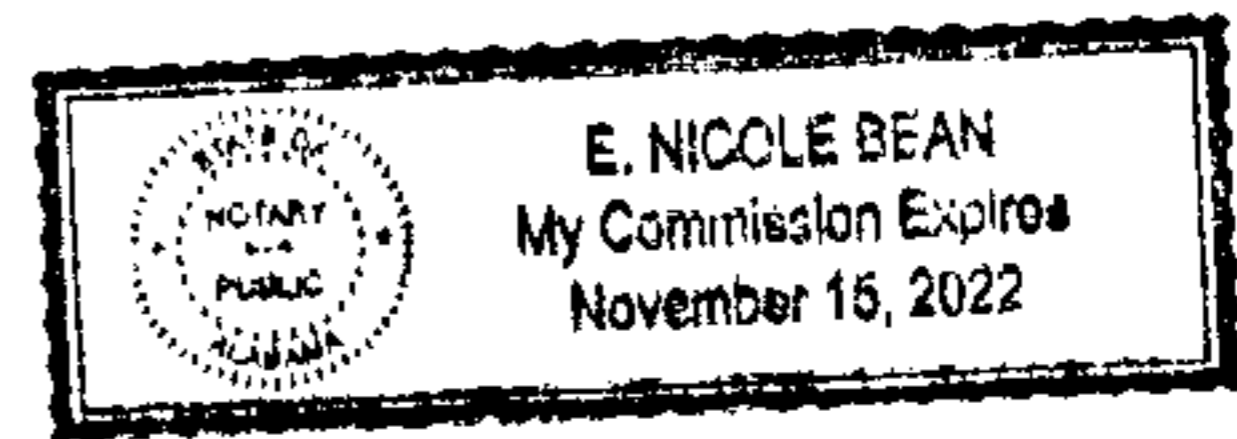



EXHIBIT 'A'
Legal Description

Lot 5, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, Page 136 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


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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 Hannah Rae Payne Parkinson and
Mailing Address 218 Buck Creek Cirde
Alabaster, AL 35007

Grantee's Name Teresa Parkinson and Robert
Mailing Address 2654 County Road 85
Deatsville, AL 36022

Property Address 218 Buck Creek Cirde
Alabaster
Alabama
35007

Date of Sale February 8, 2019
Total Purchase Price \$ 150,000.00
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 2/14/19

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Unattested

Signature (Grantor/Grantee/Owner/Agent) circle one

