

SEND TAX NOTICE TO:  
Humane Society of Shelby County, Inc.  
381 McDow Road  
Columbiana, Alabama 35051

20190424000134630  
04/24/2019 01:04:06 PM  
DEEDS 1/3

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

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixteen Thousand Three Hundred dollars & no cents (\$216,300.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Estate of William A.Parker, III, deceased, Case No. 18BHM01415, in the Probate Court of Jefferson County, Alabama** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Humane Society of Shelby County, Inc.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1 — A PARCEL OF LAND SITUATED IN NE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 1 EAST AND THE NW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NW CORNER OF ABOVE SAID SECTION 18; THENCE N89°24'00"E FOR A DISTANCE OF 660.38'; THENCE S00°00'57"W FOR A DISTANCE OF 187.65' TO THE POINT OF BEGINNING; THENCE CONTINUE S00°00'57"W FOR A DISTANCE OF 1754.69' TO THE NORTHERLY R.O.W. LINE OF MOUNTAIN VIEW DRIVE; THENCE N89°41'30"W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 59.49'; THENCE N00°01'50"E AND LEAVING SAID R.O.W. LINE FOR A DISTANCE OF 272.44'; THENCE N89°59'08"W FOR A DISTANCE OF 302.12'; THENCE S55°57'51"W FOR A DISTANCE OF 200.77'; THENCE S56°01'08"W FOR A DISTANCE OF 106.93'; THENCE N33°57'04"W FOR A DISTANCE OF 90.75'; THENCE N58°05'21"E FOR A DISTANCE OF 307.81'; THENCE N33°59'22"W FOR A DISTANCE OF 79.94'; THENCE S60°10'11"W FOR A DISTANCE OF 301.79'; THENCE N29°47'45"W FOR A DISTANCE OF 259.31'; THENCE N15°58'48"W FOR A DISTANCE OF 3.40'; THENCE N05°24'14"W FOR A DISTANCE OF 485.57'; THENCE N15°38'26"W FOR A DISTANCE OF 529.44'; THENCE N86°29'36"E FOR A DISTANCE OF 972.93'; THENCE N00°07'42"E FOR A DISTANCE OF 243.60' TO THE SOUTHERLY R.O.W. LINE OF HEBB ROAD AND A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 209.62, AND SUBTENDED BY A CHORD BEARING S65°09'57"E, AND A CHORD DISTANCE OF 34.85'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 84.89'; THENCE S70°01'55"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 28.95' TO THE POINT OF BEGINNING.

PARCEL 2 — A PARCEL OF LAND SITUATED IN NE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 1 EAST AND THE NW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY. ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NW CORNER OF ABOVE SAID SECTION 18, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°24'00"E FOR A DISTANCE OF 486.07' TO THE NORTHERLY R.O.W. LINE OF COVE DRIVE; THENCE S83°28'23"W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 20.11'; THENCE S86°32'00"W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 472.32' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 5700.00', AND SUBTENDED BY A CHORD BEARING S88°05'42"W, AND A CHORD DISTANCE OF 325.28'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 325.32'; THENCE N00°50'48"W AND LEAVING SAID R.O.W. LINE FOR A DISTANCE OF 33.11'; THENCE N89°24'00"E FOR A DISTANCE OF 331.00' TO THE POINT OF BEGINNING.

PARCEL 3 — A PARCEL OF LAND SITUATED IN NE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NW CORNER OF ABOVE SAID SECTION 13; THENCE S89°24'00"W FOR A DISTANCE OF 351.00' TO THE POINT OF BEGINNING; THENCE CONTINUE S89°24'00"W FOR A DISTANCE OF 582.28' TO THE EASTERLY R.O.W. LINE OF COVE LANE AND A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00', AND SUBTENDED BY A CHORD BEARING S49°46'54"E AND A CHORD DISTANCE OF 98.08'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 102.05'; THENCE S21°56'16"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 84.62' TO THE NORTHERLY R.O.W. LINE OF COVE DRIVE AND A NON-TANGENT TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00', AND SUBTENDED BY A CHORD BEARING N47°04'32"E, AND A CHORD DISTANCE OF 27.34'; THENCE ALONG THE ARC





OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 27.39'; THENCE N53°06'39"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 25.18' THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00', AND SUBTENDED BY A CHORD BEARING N70°25'14"E, AND A CHORD DISTANCE OF 235.06'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 238.67'; THENCE N87°43'50"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 89.44'; THENCE S89°23'26"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 66.46' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 5700.00', AND SUBTENDED BY A CHORD BEARING S89°37'47"E, AND A CHORD DISTANCE OF 58.77'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 58.77'; THENCE N00°50'48"W AND LEAVING SAID R.O.W. LINE FOR A DISTANCE OF 32.97' TO THE POINT OF BEGINNING.  
ALSO LOTS 1, 4, 5 AND 7 OF PARKERS SUBDIVISION, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 107, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2019 and subsequent years

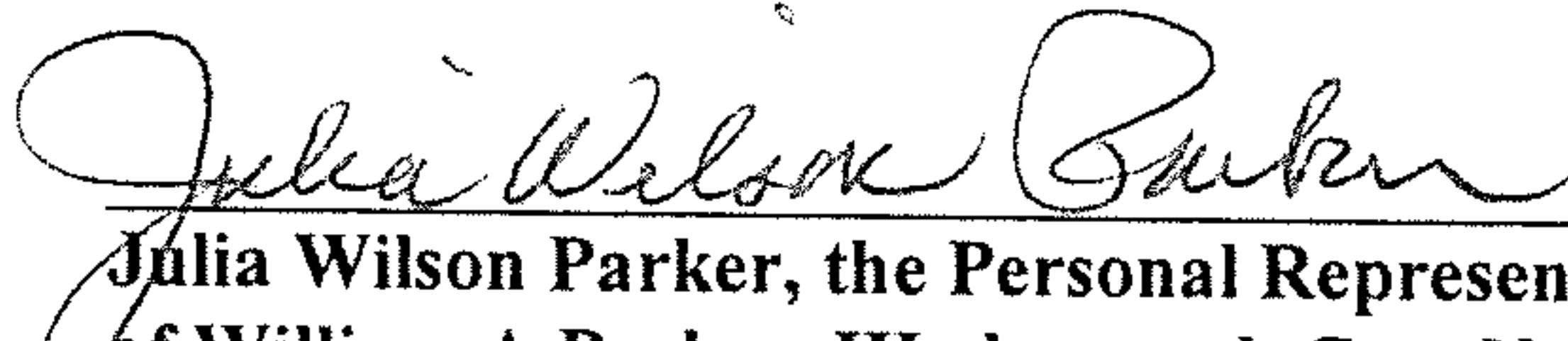
Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

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 **April 24, 2019** .

 (Seal)  
Julia Wilson Parker, the Personal Representative of the Estate  
of William A. Parker, III, deceased, Case No. 18BHM01415, in  
the Probate Court of Jefferson County, Alabam

STATE OF ALABAMA

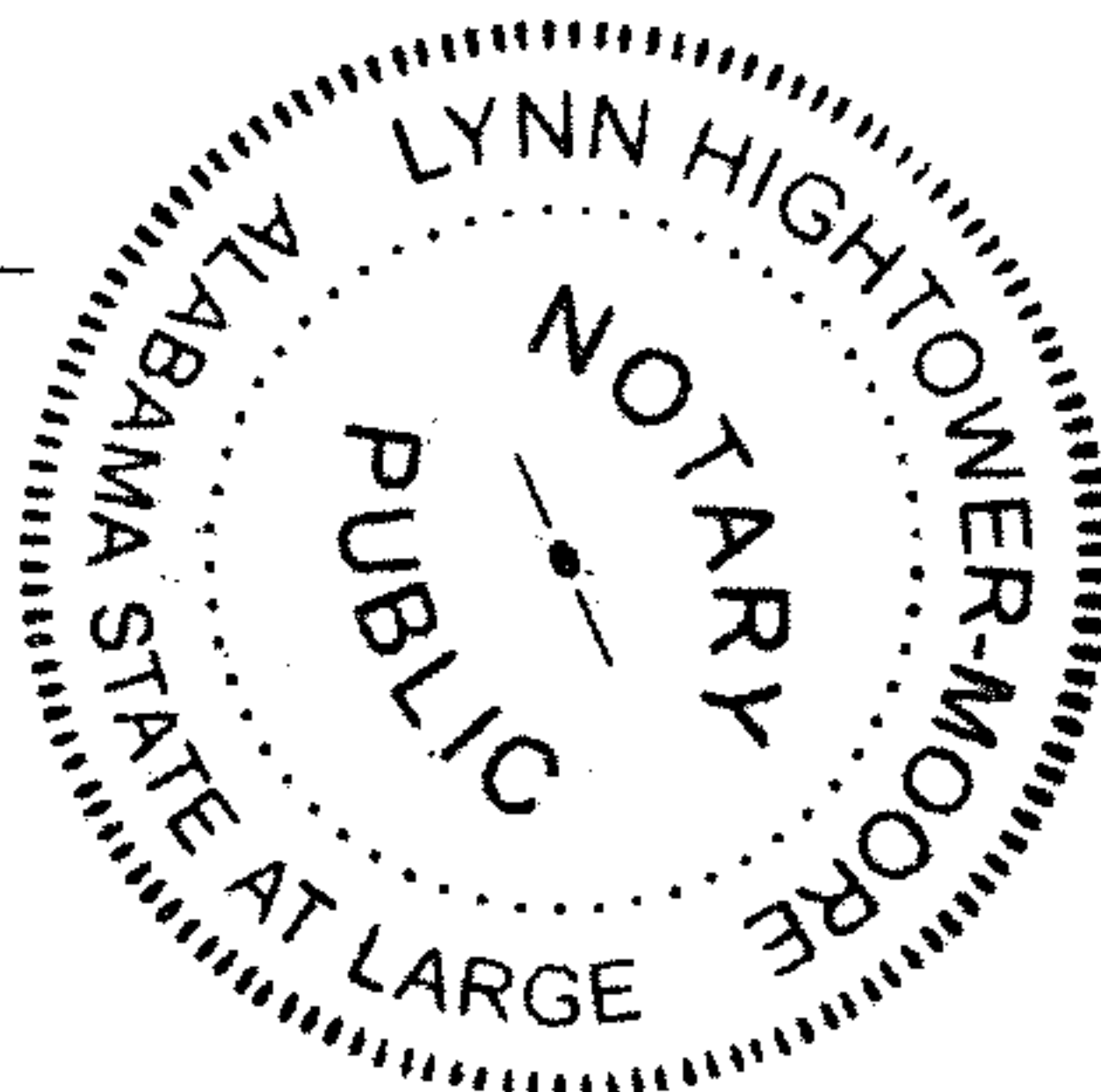
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Julia Wilson Parker, whose name is signed as Personal Representative of the Estate of William A. Parker, III, deceased, Probate Case #18BHM01415, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.  
Given under my hand and seal on April 24, 2019.

  
Notary Public

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 Estate of William A.Parker, III,  
deceased, Case No. 18BHM01415, in the Probate Court  
of Jefferson County, Alabama

Grantee's Name Shelby Humane Society

Mailing Address \_\_\_\_\_

Mailing Address 381 McDow Road  
Columbiana, Alabama 35051

Property Address \_\_\_\_\_  
Wilsonville, Alabama

Date of Sale 04/24/2019

Total Purchase Price \$216,300.00

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 ☐ Donation Amount \_\_\_\_\_

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.

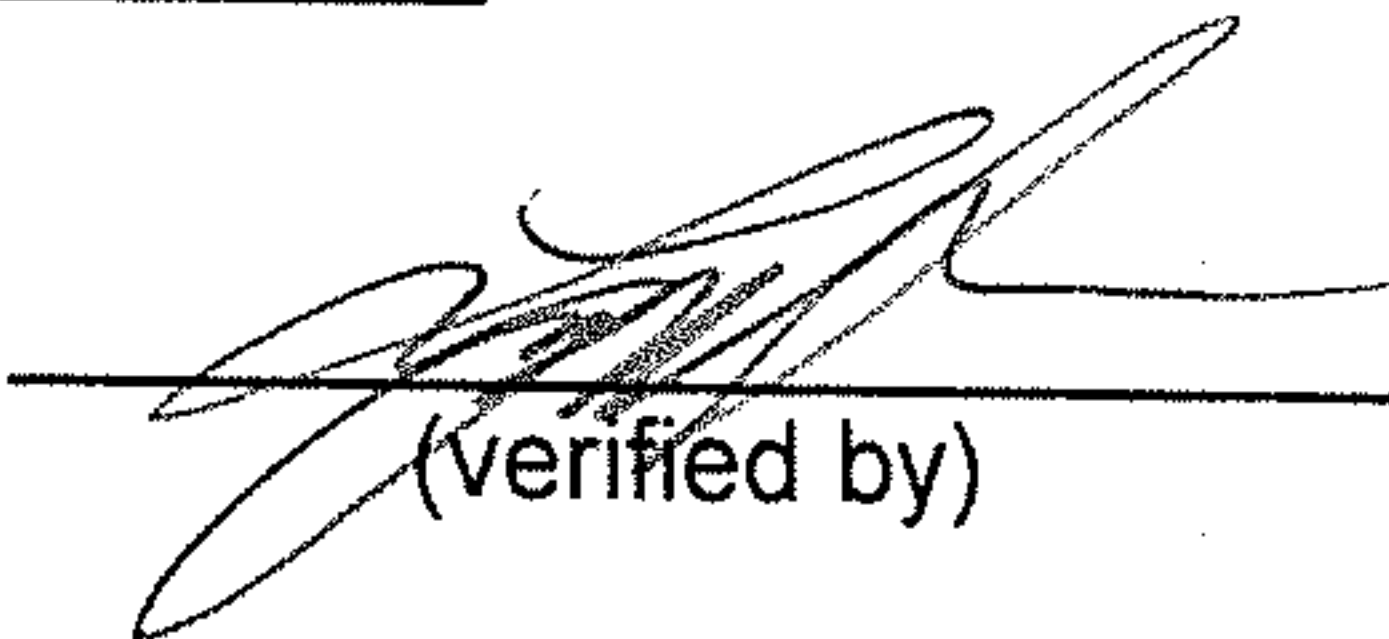
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be 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 4-24-19

Print David Arias

Unattested

  
(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  
04/24/2019 01:04:06 PM  
\$237.50 CHERRY  
20190424000134630

Allen S. Bayl