Send tax notice to:
Laura Wilkes
340 Lacey Avenue
Alabaster, AL 35114

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PELI900101

STATE OF ALABAMA
Shelby COUNTY

20190521000174190
05/21/2019 11:00:26 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Three Thousand and 00/100 Dollars ($283,000.00) in hand paid to the undersigned, Christopher M. Parker and Jamie L. Parker, Husband and Wife, (hereinafter referred to as "Grantors"), by Laura Wilkes (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 157, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

$277,874.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is 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 and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 20th day of May, 2019.

Christopher M. Parker

Jamie L. Parker

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher M. Parker and Jamie L. Parker, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of May, 2019.

Notary Public

Print Name: Kenneth B. St John

Commission Expires: 11/13/2022

KENNETH B. ST JOHN
My Commission Expires
NOTARY
PUBLIC
November 13, 2022
ALABAMA STATE AT LARGE

Real Estate Sales Validation Form

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

Grantor's Name: Christopher M Parker, Jamie L Parker

Mailing Address: PO Box 143, Columbiana, AL. 35051

Property Address: 340 Lacey Ave, Alabaster AL 35114

Grantee's Name: Laura Wilkes

Mailing Address: 340 Lacey Ave, Alabaster AL 35114

Date of Sale: 5/20/2019

Total Purchase Price: $ 283,000

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
X ___ 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 5-21-19

Print Skyler Murphy

____ Unattested _____ (verified by)

Sign _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/21/2019 11:00:26 AM
$26.50 CHARITY
20190521000174190