

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
PARKER FAMILY GROUP, LLC

20190712000249610
07/12/2019 02:59:35 PM
DEEDS 1/3

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration EIGHTEEN THOUSAND and 00/100 Dollars (\$18,000.00) to the undersigned Grantors, **LAWRENCE WARD SPRADLEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGUERITE SPRADLEY, PROBATE CASE NO. PR-2018-000441, SHELBY COUNTY** (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **PARKER FAMILY GROUP, LLC** (herein referred to as GRANTEE) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A part of Block "G" of the Crume Survey of the Town of Sterrett, Alabama as recorded in Deed Book 11, page 332 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northeast corner of Block "G" run North 44 deg. 15 min. West along the North boundary of said Block "G" for 145.0 feet to the point of beginning of the land herein described; thence run South 45 deg. 45 min. West parallel to the East boundary line of said Block "G" for 380 feet, more or less, to the Northwest corner of the R. E. Cosper lot; thence run North 44 deg. 15 min. West parallel to the South boundary line of said Block "G" for 40 feet; thence run in a northerly direction for 250 feet, more or less, to a point. On the West boundary line of said Block "G"; thence run North 45 deg. 45 min. East along the West line of said Block "G" for 200 feet to the Northwest corner of Block "G"; thence run South 44 deg. 15 min. East for 229 feet, more or less to the point of beginning.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

MARGUERITE SPRADLEY WAS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN BOOK 310, PAGE 419. THE OTHER GRANTEE S. B. SPRADLY HAVING DIED ON OR ABOUT MARCH 23, 1989.

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein

described.

TO HAVE AND TO HOLD And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, I (we) have set my (our) hand(s) and seal(s) this 10TH day of JULY, 2019

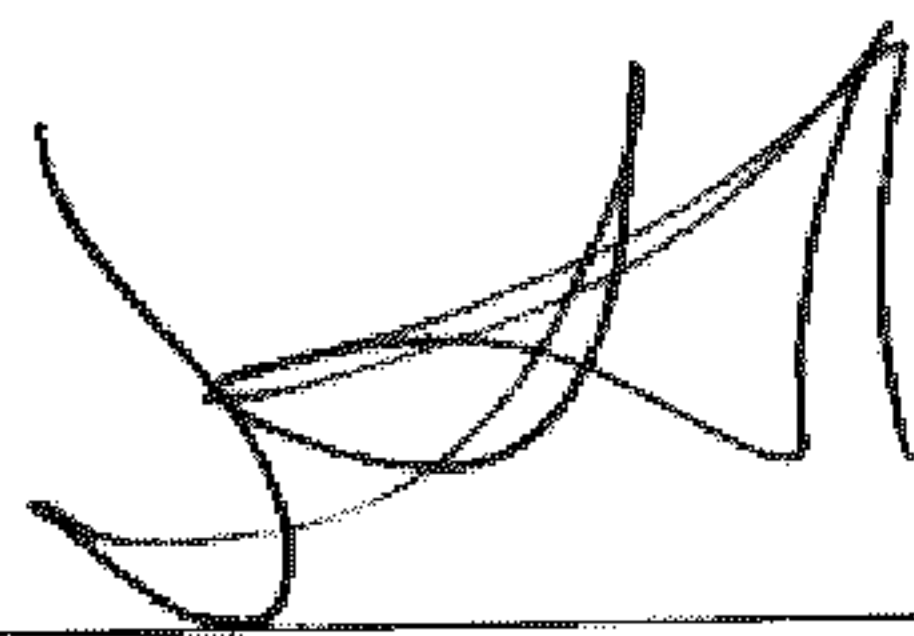


**LAWRENCE WARD SPRADLEY, AS
PERSONAL REPRESENTATIVE OF
THE ESTATE OF MARGUERITE
SPRADLEY, PROBATE CASE NO. PR-
2018-000441, SHELBY COUNTY**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **LAWRENCE WARD SPRADLEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGUERITE SPRADLEY, PROBATE CASE NO. PR-2018-000441, SHELBY COUNTY**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, **LAWRENCE WARD SPRADLEY**, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said **OF THE ESTATE OF MARGUERITE SPRADLEY, PROBATE CASE NO. PR-2018-000441, SHELBY COUNTY** on the day the same bears date.

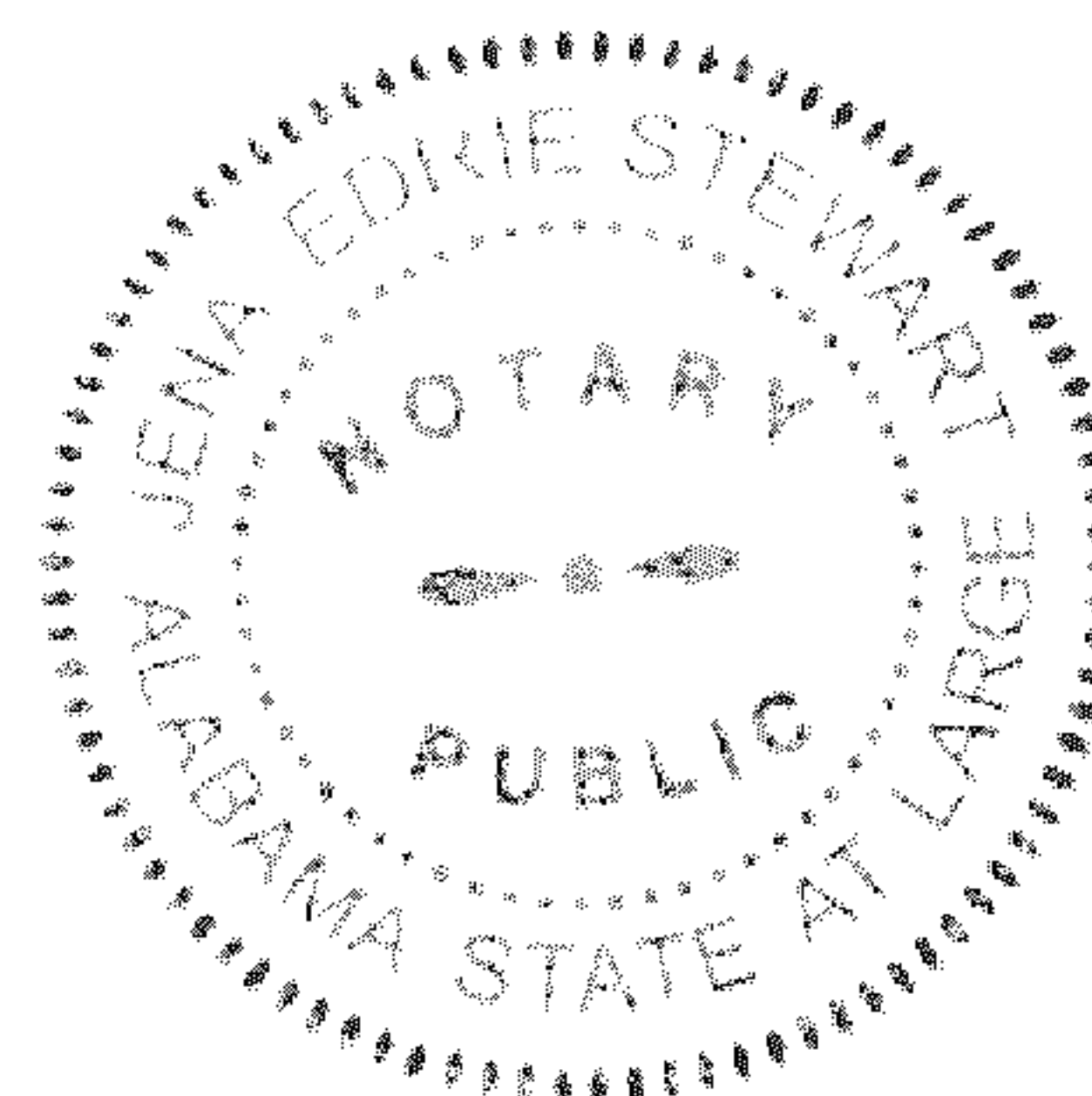
Given under my hand and official seal this 10TH day of July, 2019.



NOTARY PUBLIC

My Commission Expires:

9/28/22



Real Estate Sales Validation Form

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

Grantor's Name: LAWRENCE WARD SPRADLEY

Grantee's Name: PARKER FAMILY GROUP

Mailing Address: _____

Mailing Address: P.O. Box 244
Springville, AL 35146

Property Address: _____

Date of Sale: 7/10/19

Total Purchase Price: \$18,000.00

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	☐ Appraisal
☐ Appraisal	☐ Other Tax Assessment
☐ Sales Contract	
☒ Closing Statement	

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: 7/10/19Print: Lawrence Ward SpradleySign: Lawrence Ward Spradley

____ Unattested

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2019 02:59:35 PM
\$39.00 CHERRY
20190712000249610

Ann S. Byrd