

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
PO BOX 244
SPRINGVILLE, AL 35146

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration TEN THOUSAND and 00/100 Dollars (\$10,000.00) to the undersigned Grantors, **LAWRENCE SPRADLEY, AN UNMARRIED MAN**, (herein referred to as GRANTORS), in hand paid by the GRANTEES 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 GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PART OF THE NW ¼ OF THE SW1/4 OF SECTION 19, TOWNSHIP 18, RANGE 2 EAST SHELBY COUNTY, ALABAMA. PARCEL NUMBER 04-4-49-3-002-012.000. DESCRIBED AS FOLLOWS:

COMM INT W LINE SW ¼ && N ROW CGRR SE ON ROW 60 TO BEG CONT SE 510 NE 100 NW 40 NW 221.90 NW 214.75 SW TO POB

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

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 successors, assigns, 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 its successors, assigns, 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 14th day of August, 2019.

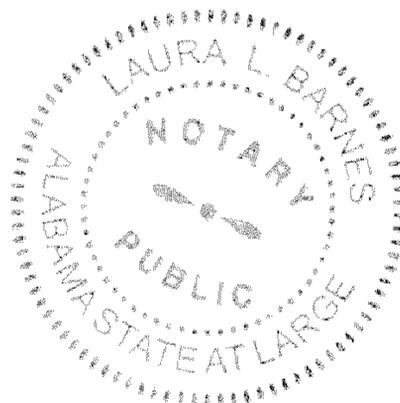
Lawrence W Spradley
LAWRENCE SPRADLEY

STATE OF Alabama
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **LAWRENCE SPRADLEY**, whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2019
[Signature]
Notary Public

My Commission Expires:
2/4/20



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 SPRADLEY

Grantee's Name: PARKER FAMILY GROUP, LLC

Mailing Address: 95 Pumpkin Loop
Sterrett, AL 35147

Mailing Address: PO BOX 244, SPRINGVILLE, AL

Property Address: 85 PUMPKIN LOOP
STERRETT, AL 35147

Date of Sale: 8/14/19
Total Purchase Price: \$10,000.00
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
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax Assessment

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: 8/14/19

Print: Laura L Barnes

Unattested

Sign: [Signature]

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2019 12:03:03 PM
\$31.00 CHERRY
20190815000296860

Allen S. Boyd