

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
George T. Parker
Allison Parker
161 Hwy 22 Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Connie S. Clark, a married woman, whose mailing address is:
161 Hwy 22, Montevallo, AL 35115**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**George T. Parker and Allison Parker, whose mailing address is:
46 Barbara Jones Dr., Maylene, AL 35114**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 161 Hwy 22, Montevallo, AL 35115 to-wit:

From the northeast corner of the SE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, run westerly along the North boundary line of said 1/4-1/4 section 753.00 feet to the point of beginning of the land herein described; thence continue westerly along the North boundary line of said 1/4 -1/4 section 200.0 feet; thence turn an angle of 90 degrees to the left and run southerly 237.36 feet, more or less, in a point on the North right of way line of a Shelby County Road; thence turn an angle of 98 degrees 26 minutes 40 seconds to the left and run northeasterly along the North ROW line of said road 100.00 feet; thence turn an angle of 02 degrees 09 minutes 40 seconds to the right and continue northeasterly along the North R.O.W. line of said road 101.5 feet; thence turn an angle of 8 degrees 43 minutes 20 seconds left and run northerly 211.86 feet more or less to point of beginning. This land being a part of SE 1/4 of NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$117,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 warrants 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 hereunto set my (our) hand(s) and seal(s), this 16th day of September, 2019.


Connie S. Clark

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie S. Clark, 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 executed the same voluntarily on the day the same bears date.

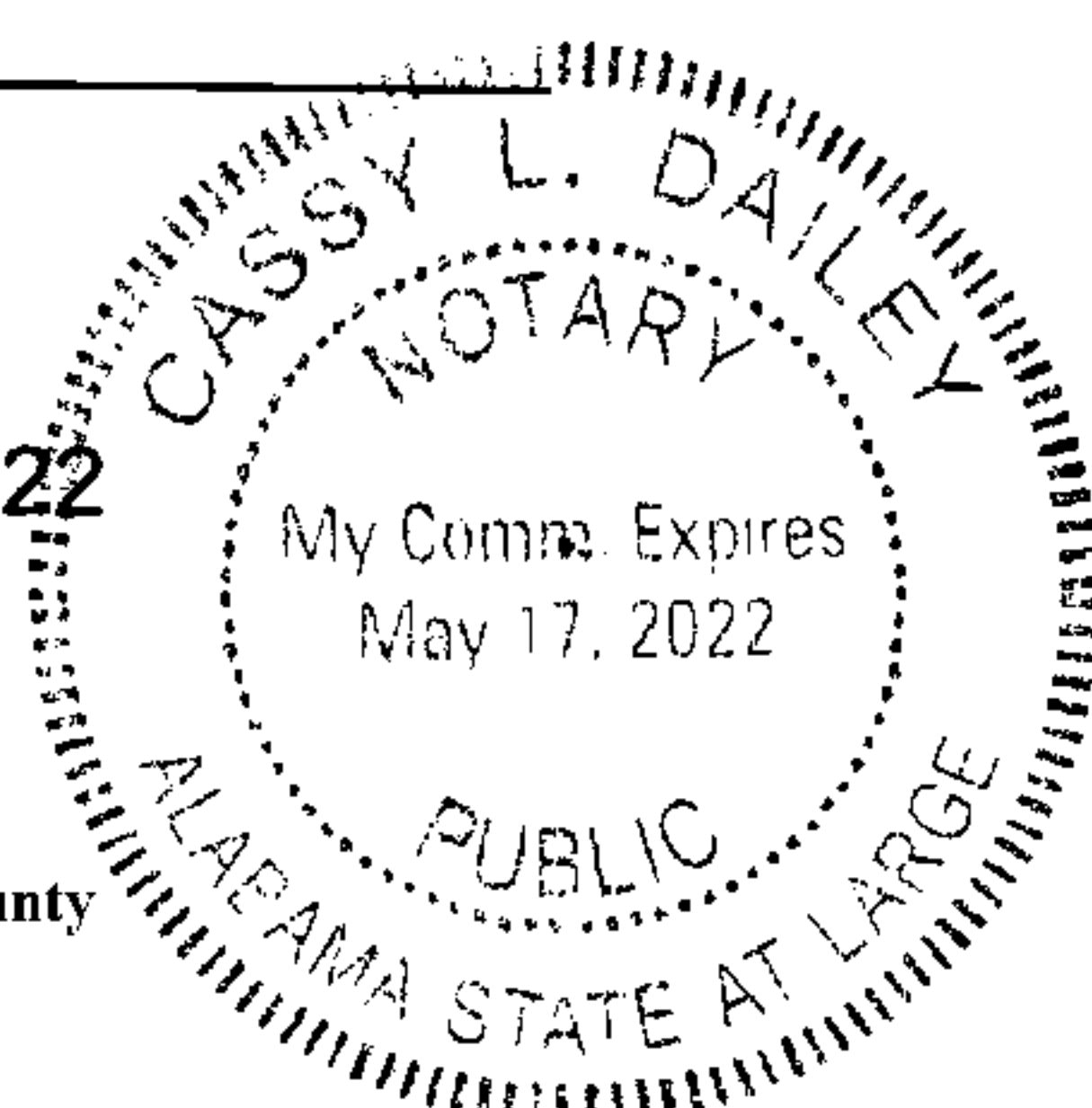
Given under my hand and official seal this the 16th day of September, 2019.


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



*****The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2019 03:30:40 PM
\$35.00 CHARITY
20190919000344780

