



20191015000378980 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
10/15/2019 08:13:08 AM FILED/CERT

Shelby County, AL 10/15/2019
State of Alabama
Deed Tax: \$5.00

SEND TAX NOTICE TO:

Henry and Denise Parker

*55 Southern Lane
Helena, AL 35080*

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) to the undersigned GREGORY MICHAEL JORDAN (hereinafter referred to as "Grantor") by HENRY PARKER and wife, DENISE PARKER. (hereinafter referred to as "Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Lot 2, Jordan Family Subdivision as recorded in Map Book 42, Page 73, in the Probate Office of Shelby County, Alabama, and being excepted from the deed to Cecil Hubbard, a married man, and Betty Paulk, an unmarried woman, executed on the 12th day of December, 2011, and recorded on 12/27/2011 at 20111227000389240 in the Probate Office of Shelby County, Alabama. Said parcel containing .70 acres.
Parcel ID Number: 24 3 08 0 000 003.001

Subject to all easements and restrictions of record.

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 the 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.

The Grantor does for himself, his successors and assigns, covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Gregory Michael Jordan has hereunto set his signature and seal on this the 7 day of October, 2019.

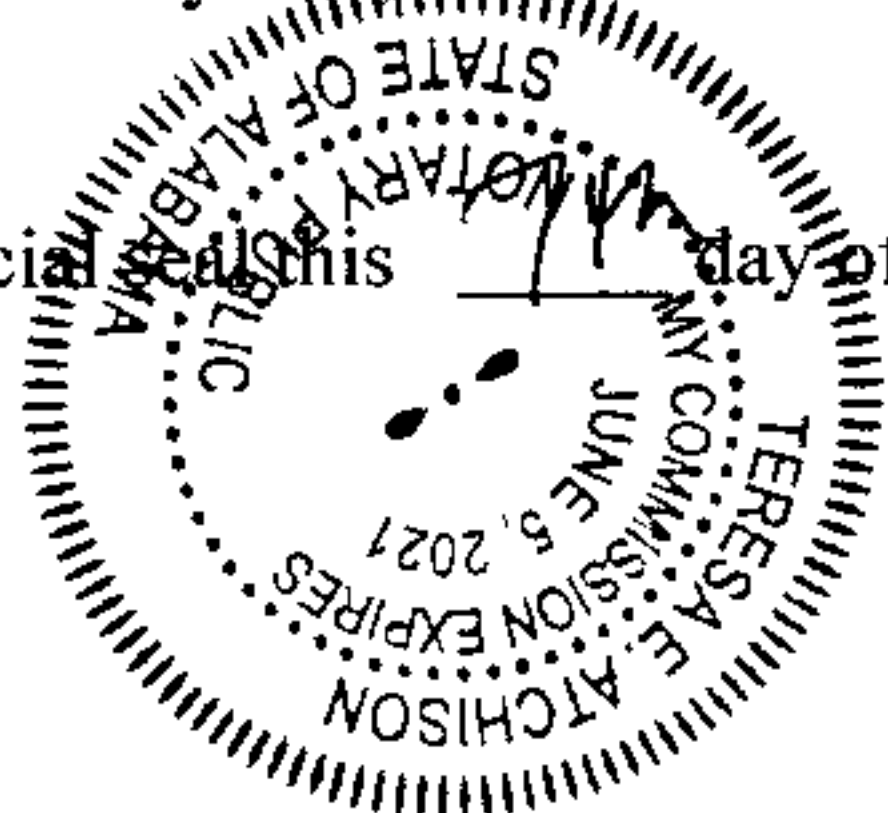
Gregory Michael Jordan
GREGORY MICHAEL JORDAN

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory Michael Jordan, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, he, 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 7 day of October, 2019.



Teresa E. Atchison
NOTARY PUBLIC
My commission expires: 6-5-21

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Gregory Jordan
99 Southern Lane
Mobile, AL 35080

Grantee's Name
Mailing Address

Henry & Denise Parker
65 Southern Lane
Mobile, AL 35080

Property Address

99 Southern Lane
Mobile, AL 35080

Date of Sale

10/7/19

Total Purchase Price \$

5,000

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
☐ 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

10/15/19

Unattested

Print

HENRY EARL PARKER

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1