

20200325000117320  
03/25/2020 08:30:29 AM  
DEEDS 1/3

**When Recorded Mail to:**

TIMIOS, INC.  
5716 CORSA AVE  
WESTLAKE VILLAGE, CA 91362

**Prepared By:**

LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**Send Tax Messages To:**

PATRICE W. PARKER AND ROBERT D. PARKER  
1768 SOUTHPOINTE DRIVE  
HOOVER, AL 35244

## WARRANTY DEED

For good consideration, I (we) **PATRICE W. PARKER, A MARRIED WOMAN** whose mailing address is 1768 SOUTHPOINTE DRIVE, HOOVER, AL 35244, hereby bargain, deed and convey to **PATRICE W. PARKER AND ROBERT D. PARKER, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 1768 SOUTHPOINTE DRIVE, HOOVER, AL 35244, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**LOT 37, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION SOUTHPOINTE RIDGE, AS RECORDED IN MAP BOOK 39, PAGE 7, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

APN: 13 3 07 1 002 009.000

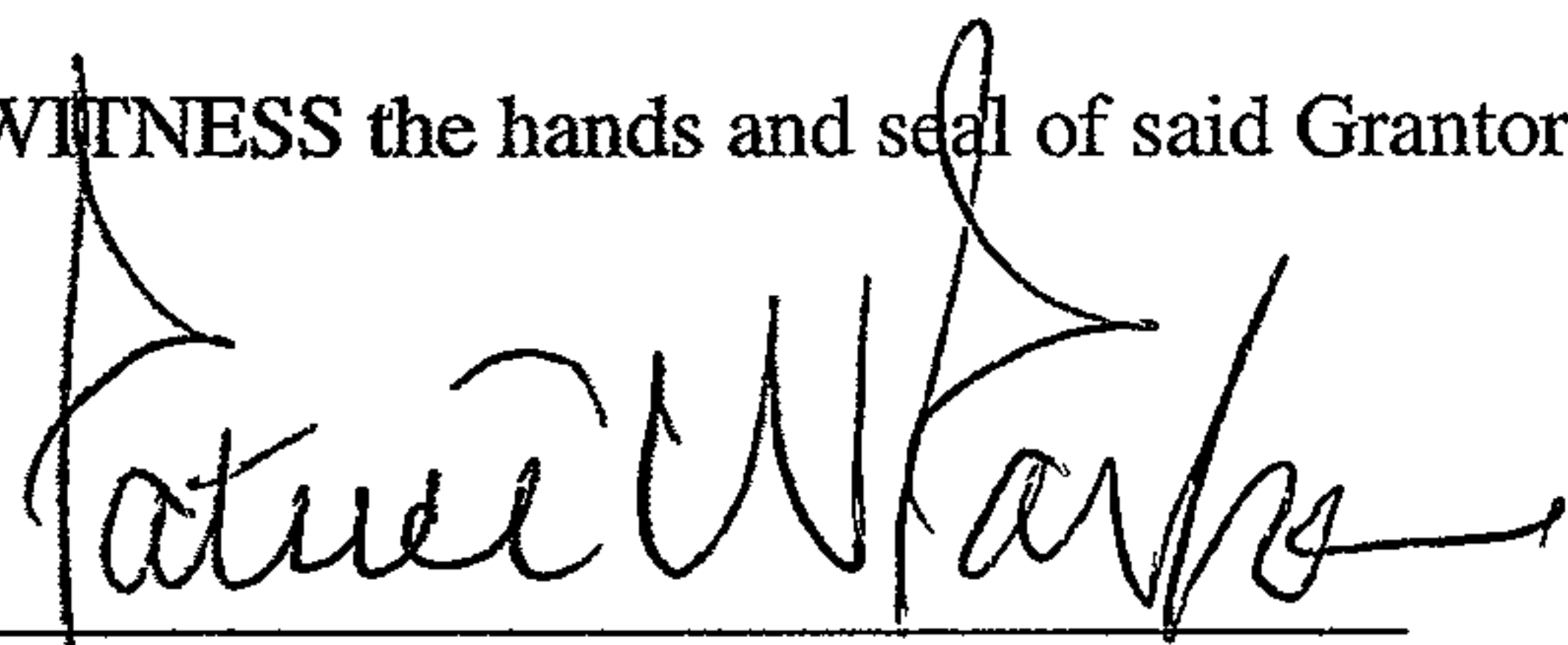
**Property Address:** 1768 SOUTHPOINTE DRIVE, HOOVER, AL 35244

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

\$217,500 PAID BY REFINANCE BEING RECORDED CONCURRENTLY WITH THIS DOCUMENT,  
ADDING SPOUSE TO VESTING.

WITNESS the hands and seal of said Grantor(s) this 10<sup>th</sup> day of JANUARY, 2020.

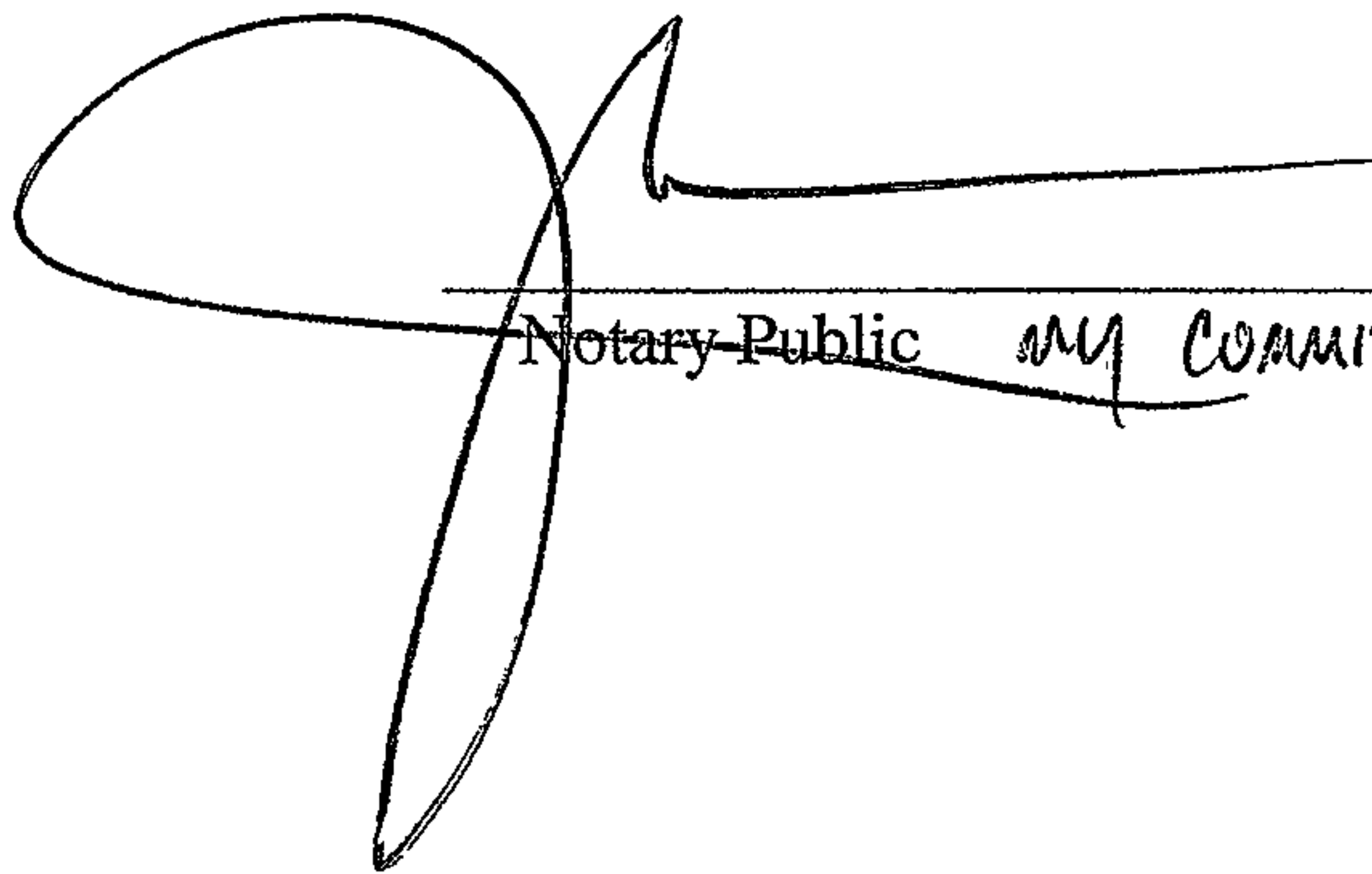
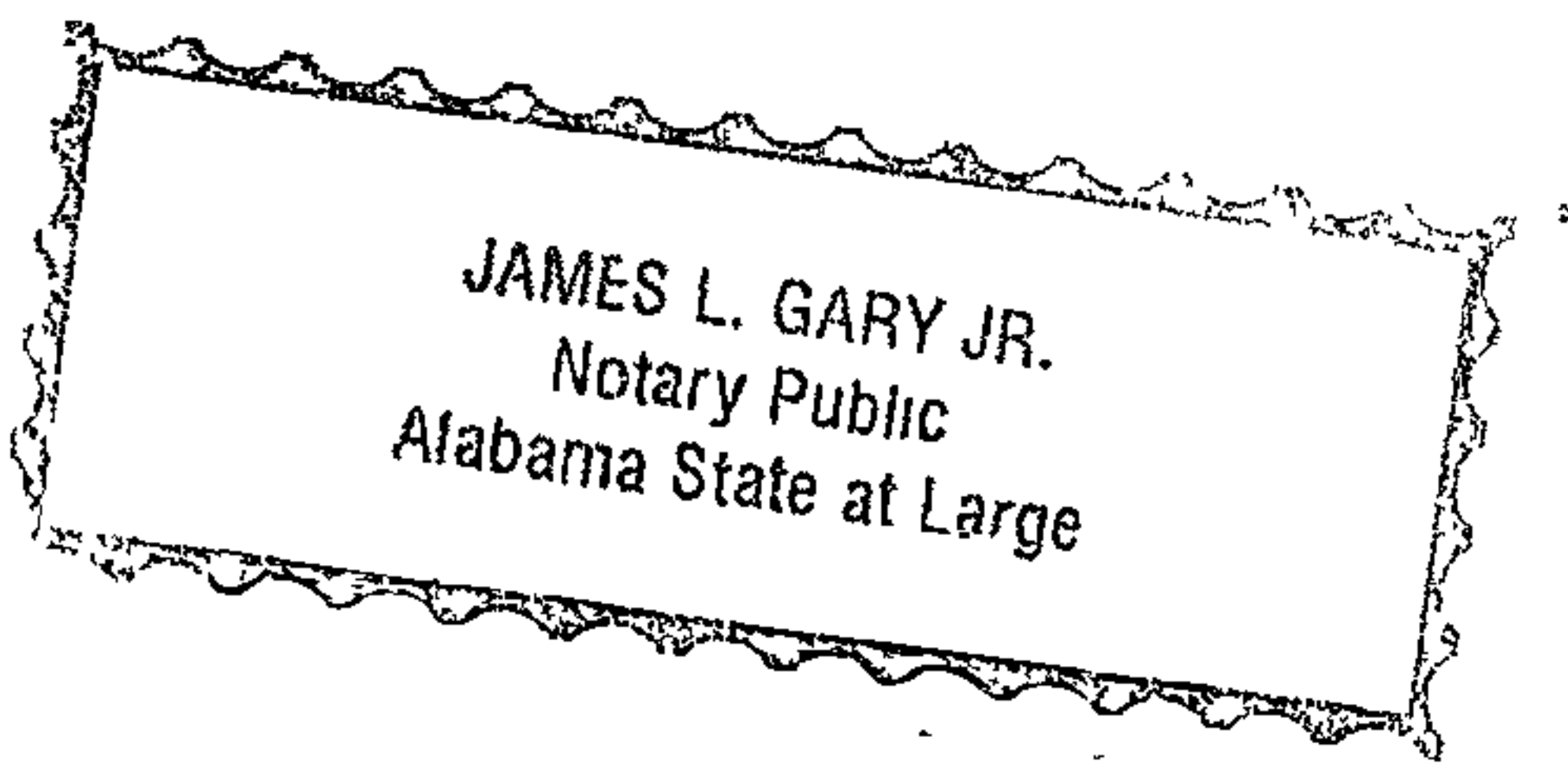


**PATRICE W. PARKER**

STATE OF ALABAMA  
COUNTY OF SHELBY

} SS.

I, JAMES L. GARY JR., a Notary Public, hereby certify that **PATRICE W. PARKER** 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 this 10<sup>th</sup> day of JANUARY, 2020.

  
Notary Public MY COMMISSION EXPIRES 7/26/23

Real Estate Sales Validation Form

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

Grantor's Name Patrice W. Parker  
Mailing Address ~~1768~~ 1768 Southpointe Dr.  
Hoover, AL 35244

Grantee's Name Patrice W. Parker Robert D. A.  
Mailing Address 1768 Southpointe Dr.  
Hoover, AL 35244

Property Address 1768 Southpointe Dr.  
Hoover, AL 35244

Date of Sale 1/10/2020  
Total Purchase Price \$ 217,500  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 435,000



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/25/2020 08:30:29 AM  
\$245.00 CHERRY  
20200325000117320

*Alexis Byrd*

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 1-10-2020

Print Robert D. Parker

Unattested

Sign

*Robert D. Parker*  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)