

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
WILLIAM TIMOTHY DOBSON and
STEPHANIE SCOGIN DOBSON

430 FOREST LAKES DRIVE
STERRETT, AL 35147

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00)* to the undersigned Grantor, PARKER FAMILY GROUP, LLC, (hereinafter referred to as Grantor, whose mailing address is 430 FOREST LAKES DRIVE, STERRETT, AL 35147), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto WILLIAM TIMOTHY DOBSON and STEPHANIE SCOGIN DOBSON (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 164, ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION 3RD SCTOR 2ND PHASE, AS RECORDED IN AMP BOOK 32, PAGE 26 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

Property address: 430 FOREST LAKES DRIVE, STERRETT, AL 35147

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

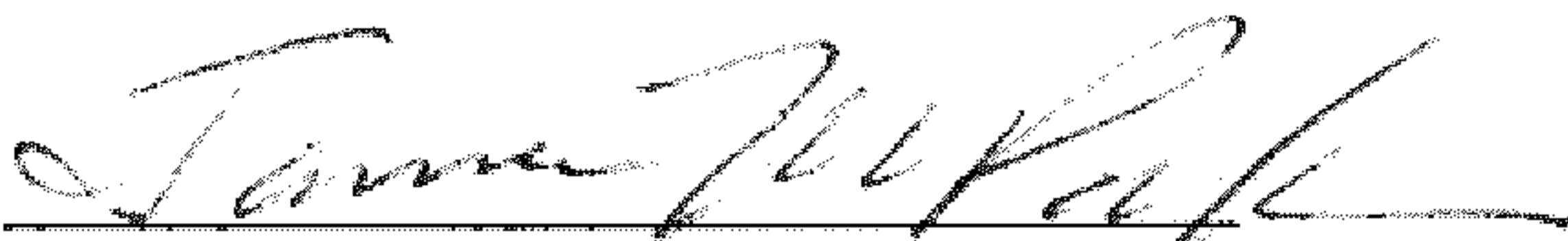
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions appearing of record in volume 2003, page 67136 and Volume 2004, page 49491.
5. Right of Way granted to Alabama Power Company recorded in Volume 2004, Page 39.

TO HAVE AND TO HOLD to the said Grantees, for and 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 for such survivor forever, together with every contingent remainder and right of reversion.

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, said Grantor has hereunto set its hand and seal this the 3rd day of April, 2020.

PARKER FAMILY GROUP, LLC

By: 

JAMES PARKER, MANAGING

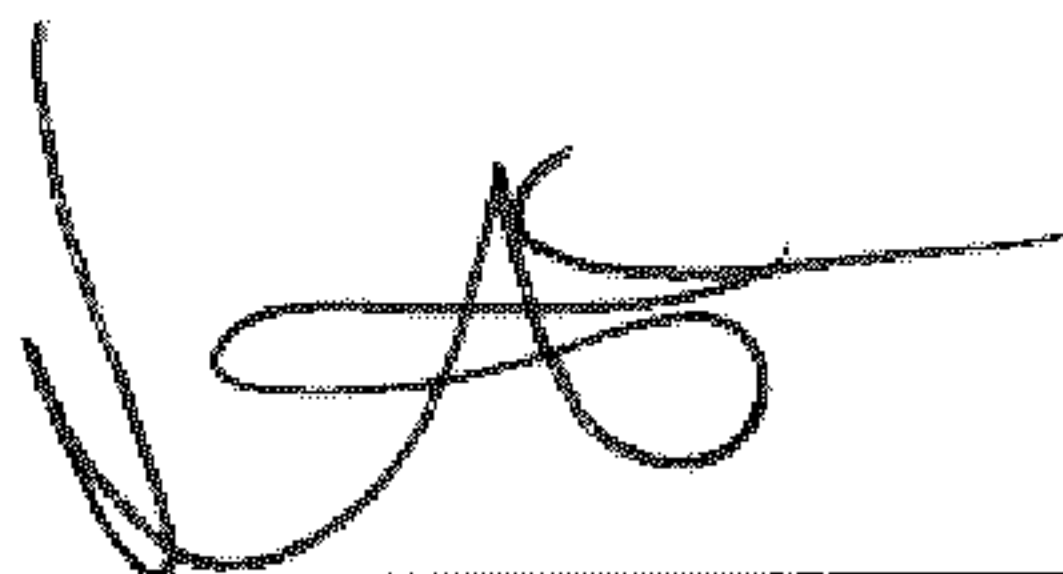
MEMBER

Its: MANAGING MEMBER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES PARKER, whose name as MANAGING MEMBER of PARKER FAMILY GROUP, LLC, 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, JAMES PARKER, MANAGING MEMBER, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said PARKER FAMILY GROUP, LLC on the day the same bears date.

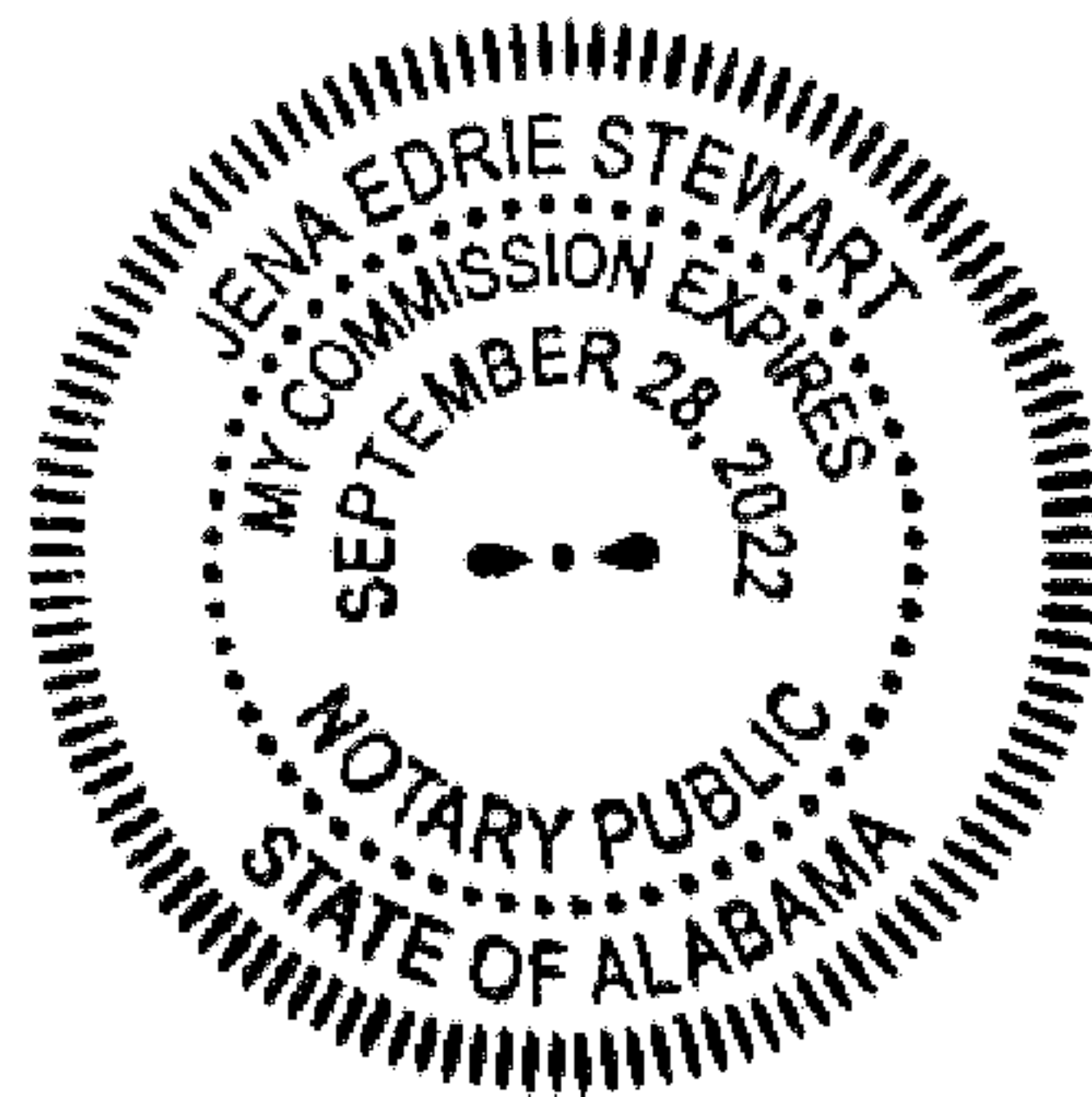
Given under my hand and official seal this 3rd day of April, 2020.



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:	PARKER FAMILY GROUP, LLC	Grantee's Name:	WILLIAM TIMOTHY DOBSON and STEPHANIE SCOGIN DOBSON
Mailing Address:	430 FOREST LAKES DRIVE STERRETT, AL 35147	Mailing Address:	430 FOREST LAKES DRIVE STERRETT, AL 35147
Property Address:	430 FOREST LAKES DRIVE STERRETT, AL 35147	Date of Sales	April 3rd, 2020
		Total Purchase Price:	(\$340,000.00)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/06/2020 11:34:57 AM
\$59.50 MIST
20200406000132520

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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: April 3rd, 2020

Print Laura L. Barnes

Unattested

Sign

(verified by)

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

WILLIAM TIMOTHY DOBSON

STEPHANIE SCOGIN DOBSON