

This Instrument was Prepared by:
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-23178

Send Tax Notice To: Jimmie Parker

313 Thompson St
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Eighty Seven Thousand Five Hundred Dollars and No Cents (\$87,500.00), 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, The Estate of Lola Rutland Stinson, Paul Thomas Stinson, Jr., a married man, Harry Edward Stinson, a married man, and Sara Stinson, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jimmie Parker, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses if any.

This deed is restricted to the following:

- This property shall be used for single residential use only and no mobile homes will be allowed on the property.
- Any residential structure shall be at least 1000 sq. ft.
- No structure shall be built within 15 feet of the Crawfish Drive easement.

\$43,750.00 of the purchase price of the above-described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the day of April, 2020.

ESTATE OF LOLA RUTLAND STINSON

Paul Thomas Stinson Jr.
Paul Thomas Stinson Jr.
as Executor

State of TN

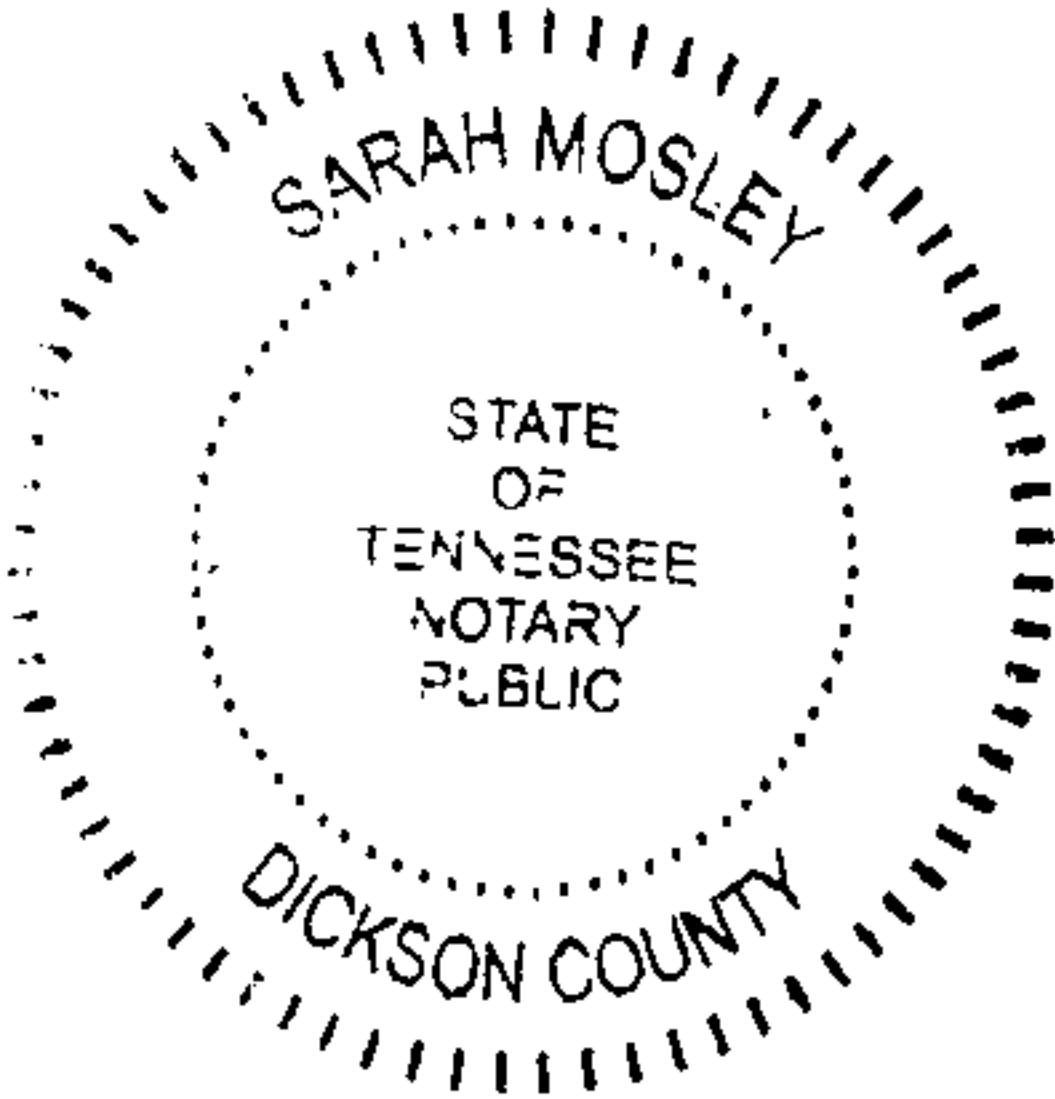
County of Davidson

I, Sarah Mosley, a Notary Public in and for the said County in said State, hereby certify that Paul Thomas Stinson, Jr. as Executor of the Estate of Lola Rutland Stinson, 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 1 day of April, 2020.

Sarah Mosley
Notary Public, State of TN

My Commission Expires: 01-28-2024



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7 day of April, 2020.

Paul T Stinson Jr
Paul Thomas Stinson, Jr.

Harry E Stinson
Harry Edward Stinson

Paul T Stinson Jr
By Paul Thomas Stinson, Jr. as Attorney in Fact

Sara Stinson
Sara Stinson

Paul T Stinson Jr
By Paul Thomas Stinson, Jr. as Attorney in Fact

State of TN
County of Davidson

I, Sarah Mosley, a Notary Public in and for the said County in said State, hereby certify that Paul Thomas Stinson, Jr., Paul Thomas Stinson, Jr. as Attorney in Fact for Harry Edward Stinson, and Paul Thomas Stinson, Jr as Attorney in Fact for Sara Stinson 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 7 day of April, 2020.

Sarah Mosley
Notary Public, State of TN

My Commission Expires: 1-28-2024

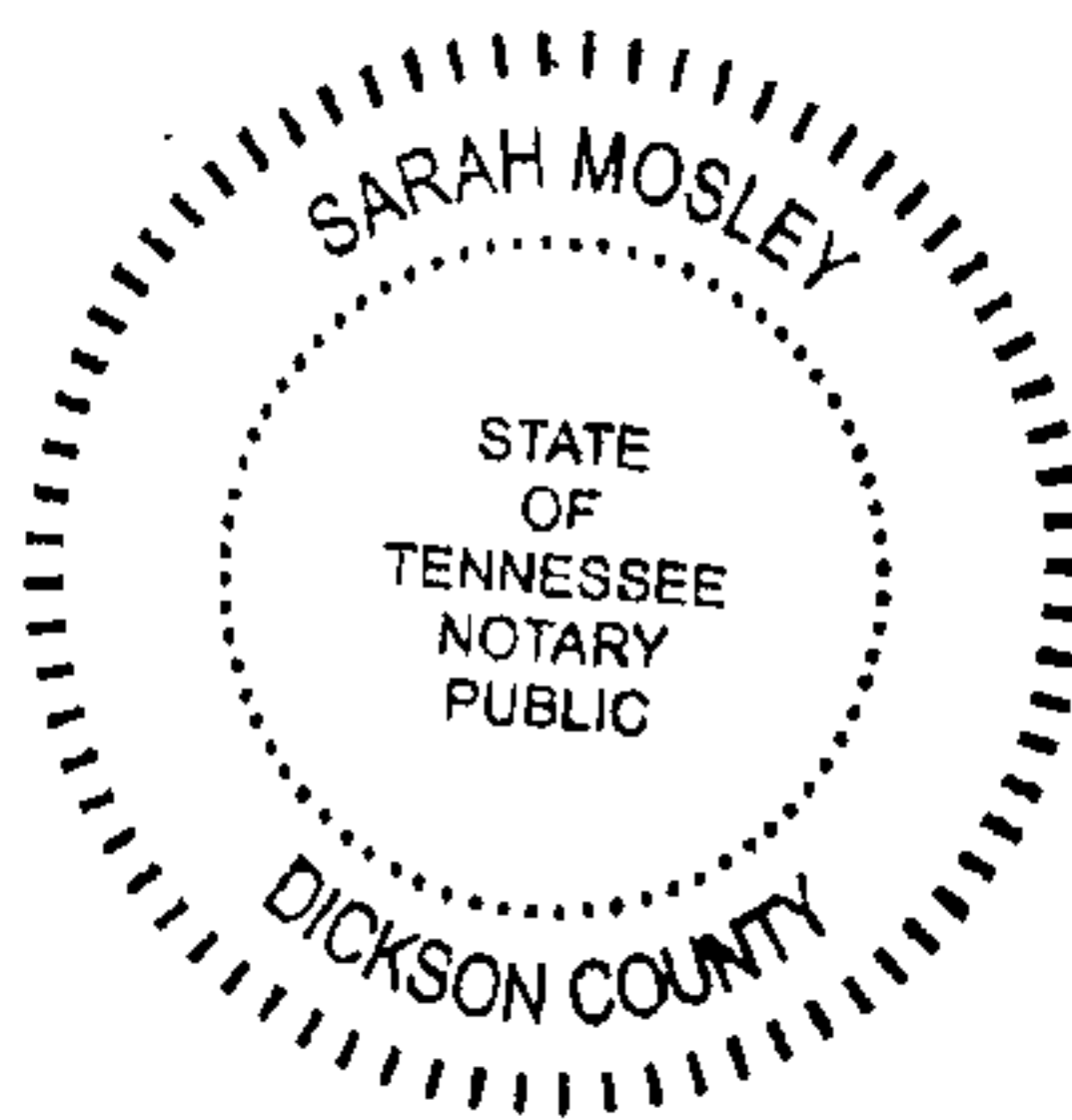


EXHIBIT "A"
LEGAL DESCRIPTION

From the SW corner of the NW 1/4 of the SE 1/4 of Section 12, Township 24 North, Range 15 East run Northerly along the West line of said 1/4-1/4 Section 951.93 feet; thence turn right an angle of 90 deg. 00' and run Easterly 73.42 feet to point of beginning of land herein described; thence continue Easterly 73.42 feet; thence turn left an angle of 90 deg. 00' and run Northerly 333.00 feet more or less to the South shore of Lay Lake; thence run Southwesterly along said shore line 80.00 feet more or less to the West boundary of said land herein described; thence run Southerly and parallel with the West line of said 1/4-1/4 Section 299.00 feet more or less to the point of beginning.
Being a part of the NW 1/4 of the SE 1/4, Section 12, Township 24 North, Range 15 East.

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Lola Rutland Stinson	Grantee's Name	Jimmie Parker
Mailing Address	7520 Oak Haven Trace	Mailing Address	313 Thompson St Columbiana, AL 35051
	Nashville, TN 37209		
Property Address	115 Crawfish Ln.	Date of Sale	April 13, 2020
	Shelby, AL 35143	Total Purchase Price	\$87,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 06, 2020	Print	Estate of Lola Rutland Stinson
Unattested		Sign	Paul T. Stinson Jr.
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2020 04:06:53 PM
\$75.00 CHERRY
20200413000144460

Allen S. Bayl