

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Adam Hardman and Monica Hardman
2501 Westminster Circle
Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this April 14, 2020, That for and in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND NO/100 (\$445,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **DEBRA PARKS (WHO IS ONE AND THE SAME PERSON FORMERLY KNOWN AS DEBRA R. RICHARDSON) and JAMES ROBERT PARKS II, wife and husband**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **ADAM HARDMAN and MONICA HARDMAN**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 26 and part of Lot 25, Meadowridge as recorded in Map Book 11, Page 40, in the Office of the Judge of Probate in Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of said Lot 25, said point being the common corner between Lot 25 and 26; thence run in a Southeasterly direction along the North line of said Lot 25 and also the South line of said Lot 26 for a distance of 223.81 feet to the Northeast corner of said Lot 25; thence turn an angle to the right of 98 degrees 16 minutes 43 seconds and run in a Southwesterly direction along the Southeast line of said Lot 25 and also along the Northwest line of Lot 10, Windsor Estates, as recorded in Map Book 9, Page 132 A & B, in the Office of the Judge of Probate in Shelby County, Alabama, for a distance of 14.80 feet to the Southwest corner of said Lot 10; thence turn an angle to the right of 84 degrees 45 minutes 05 seconds and run in a Northwesterly direction for a distance of 222.07 feet to a point on a curve which is concave to the Northwest having a central angle of 3 degrees 01 minutes 48 seconds and a radius of 55.00 feet, said point being on the Southeast right of way of Westminster Circle; thence run in a Northerly direction along the arc of said curve and also along said Westminster Circle for a distance of 2.91 feet to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.

3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 11, Page 40.
7. 35' building line from Westminster Circle; 10' easement along rear lot line.
8. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 145, Page 709.
9. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 142, Page 163; Deed Book 129, Page 547; and Deed Book 277, Page 27.
10. Right of Way to Shelby County for a public road in Deed Book 177, Page 31.
11. Terms, agreements and rights of way to Alabama Power Company as recorded in Real Volume 145, Page 701.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the e
13. Restrictions appearing of record in Book 148, Page 264.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

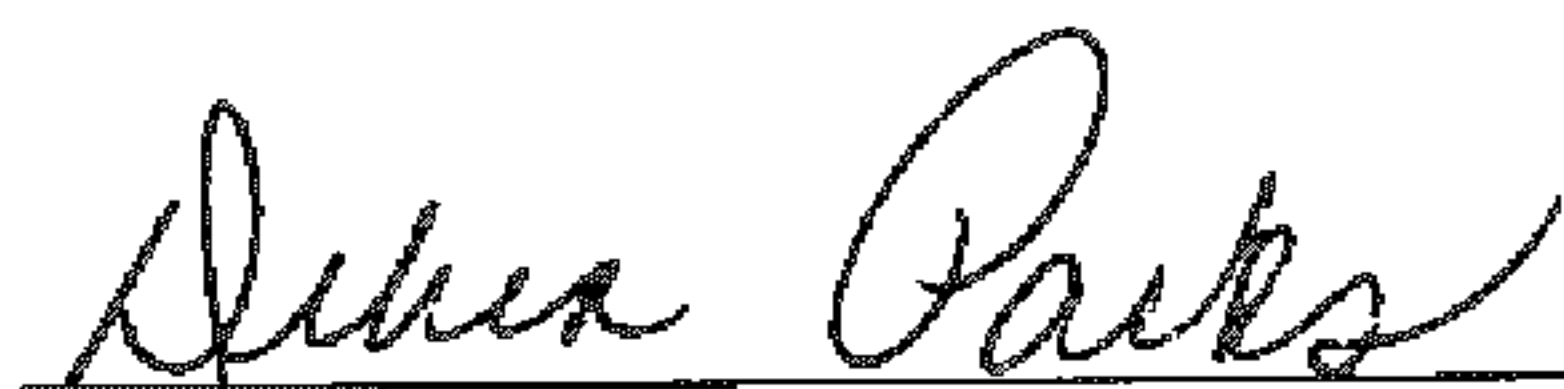
DEBRA R. RICHARDSON IS THE SOLE SURVIVING GRANTEE OF THAT CERTAIN DEED FILED OF RECORD IN INSTRUMENT 20021213000624850; THE OTHER GRANTEE, JAMES E. RICHARDSON HAVING DIED ON OR ABOUT FEBRUARY 13, 2011

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

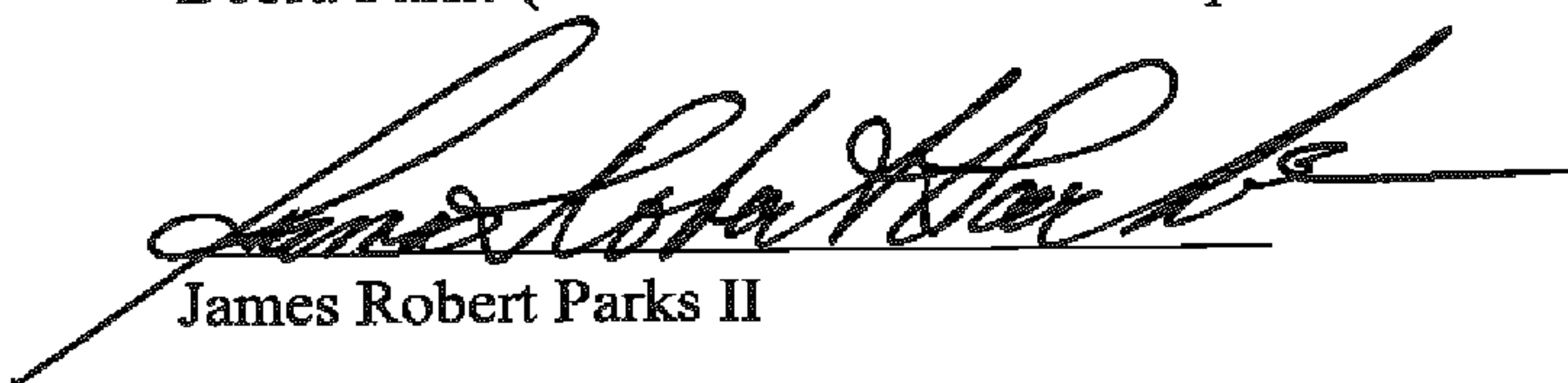
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of April 14, 2020.

GRANTORS:



Debra Parks (who is one and the same person formerly known as Debra R. Richardson)

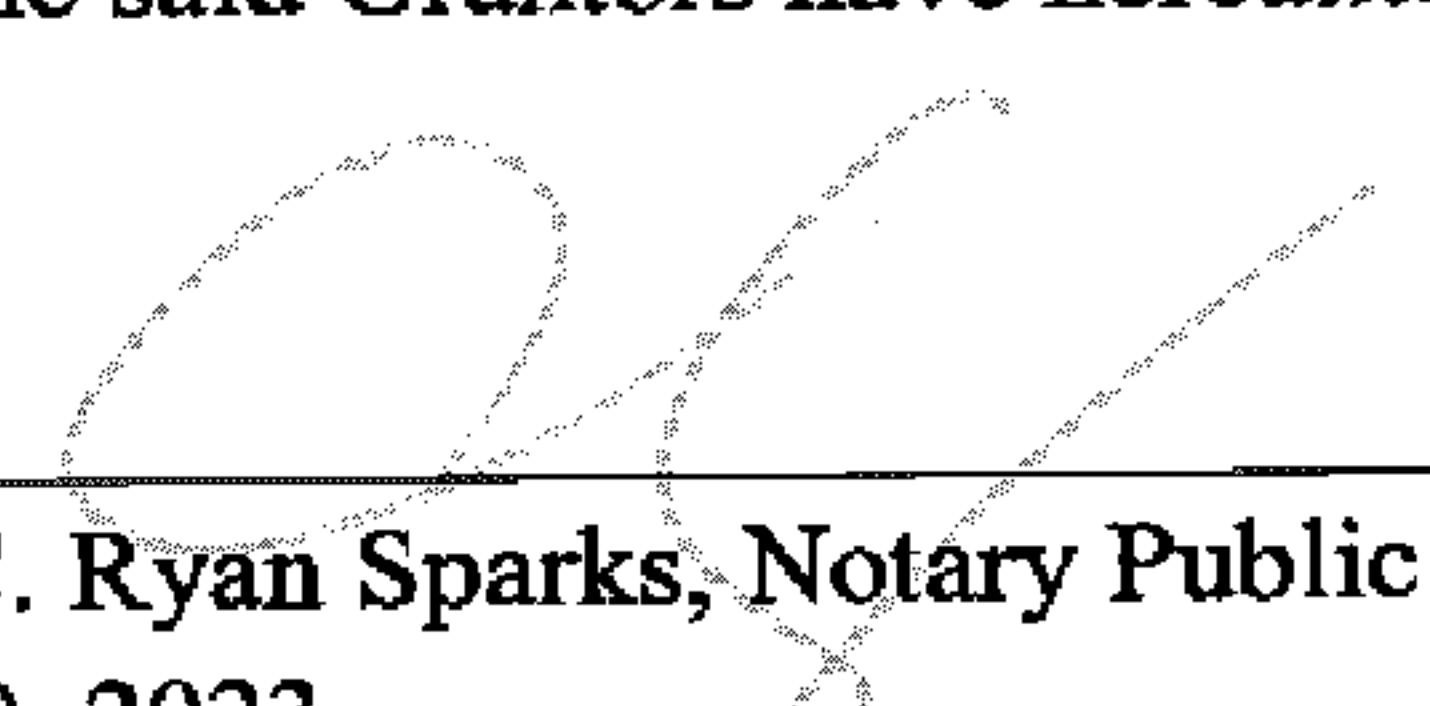


James Robert Parks II

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Debra Parks (who is one and the same person formerly known as Debra R. Richardson) and James Robert Parks II, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Debra Parks (who is one and the same person formerly known as Debra R. Richardson) and James Robert Parks II each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of April 14, 2020.


C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023

[Affix Seal Here]

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Debra Parks f/k/a Debra R
Mailing Address James Robert Parks II
2501 Westminister Circle
Birmingham, AL 35242

Grantee's Name Adam Hardman
Mailing Address Monica Hardman
2501 Westminister Circle
Birmingham, AL 35242

Property Address 2501 Westminister Circle
Birmingham, AL 35242

Date of Sale 4/15/20
Total Purchase Price \$ 445,000.00

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)

☒ 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 4/15/20

Print C. Ryan Sparks

Unattested

Sign

(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
 04/17/2020 08:20:53 AM
 \$75.50 CHERRY
 20200417000150340

Allen S. Byrd