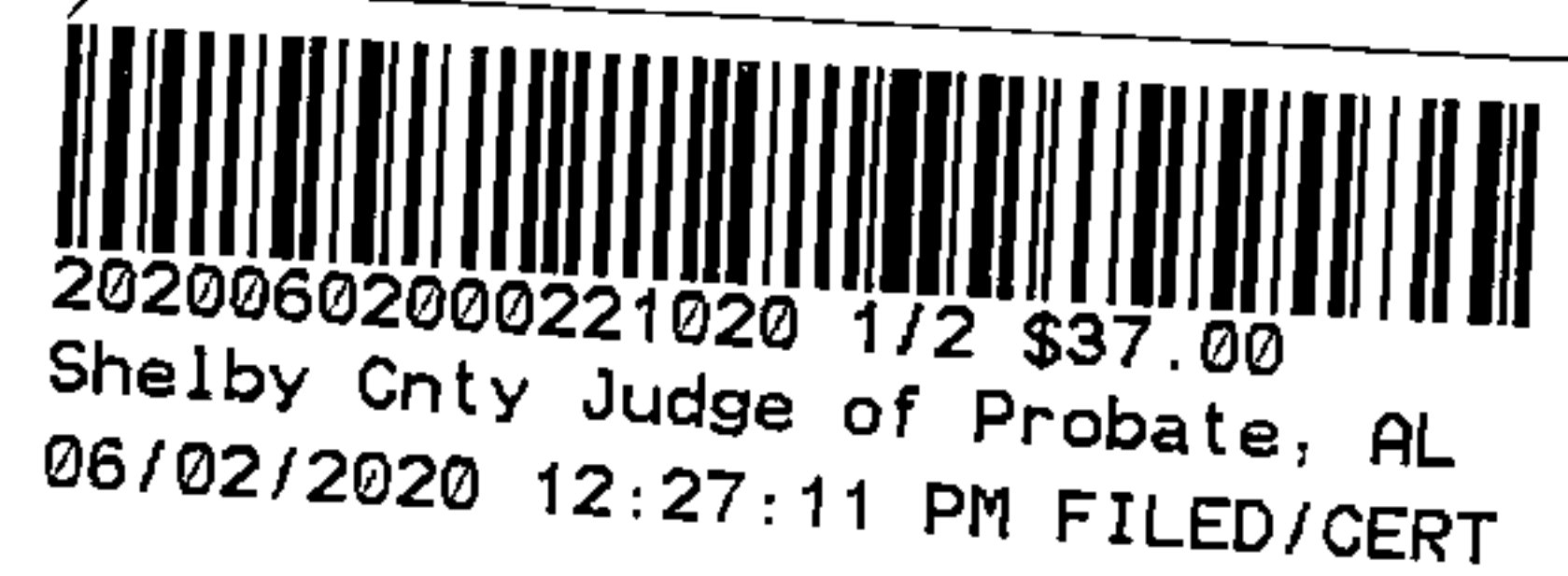


WARRANTY DEED WITH RIGHT OF SURVIVORSHIP



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Leonard Carlisle and Regina Carlisle, a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Jason Parker and Cristy Parker** (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

Commence at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 3 Township 20 South Range 2 East. Thence run N 00°37'E along said 1/4-1/4 section line for 111.5 feet, thence run N 77°46'E for 612.0 feet to the point of beginning thence continue along last said course for 352.6 feet to point on the Westerly Right of Way of Shelby County Highway #79, thence run N 28°20'W along said road right of way line for 353.3 feet, thence run S 24°43'W for 425.9 feet to the point of beginning. Containing 1.37 acres.

For ad valorem tax purposes only, the address for the above described property is 2273 Sun Valley Road, Harpersville, AL 35078.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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 to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 18th day of May, 2020.

Leonard Carlisle

Regina Carlisle

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of **Leonard Carlisle and Regina Carlisle**, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of May, 2020.

NOTARY PUBLIC

My Commission Expires: 3/23/22

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Leonard Carlisle
Mailing Address Pedina Carlisle
4019 Laura Ln
Chelsea 35043

Grantee's Name Jason & Cristy Parker
Mailing Address 1499 Hwy 81
Vincent 35178

Property Address 2273 Sun Valley Rd
Harpersville AL 35078

Date of Sale 5/18/2020
Total Purchase Price \$ 12,000.00
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 6/2/2020

Unattested

(verified by)

Print Jason Parker
Sign Jason Parker
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


20200602000221020 2/2 \$37.00
Shelby Cnty Judge of Probate, AL
06/02/2020 12:27:11 PM FILED/CERT