

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Grady Parsons
Marsha Parsons

1786 Highway 32
Columbiana, AL 35051

File No.: S-20-26292

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, 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, **Gregory A. Strozier and Mary E. Strozier, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Grady Parsons and Marsha Parsons**, (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 all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 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 of such survivor forever, together with every contingent remainder and right of reversion.

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 3rd day of June, 2020.


Gregory A. Strozier


Mary E. Strozier

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Gregory A. Strozier and Mary E. Strozier, 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 3rd day of June, 2020.


Notary Public, State of Alabama

My Commission Expires: 9-22-20

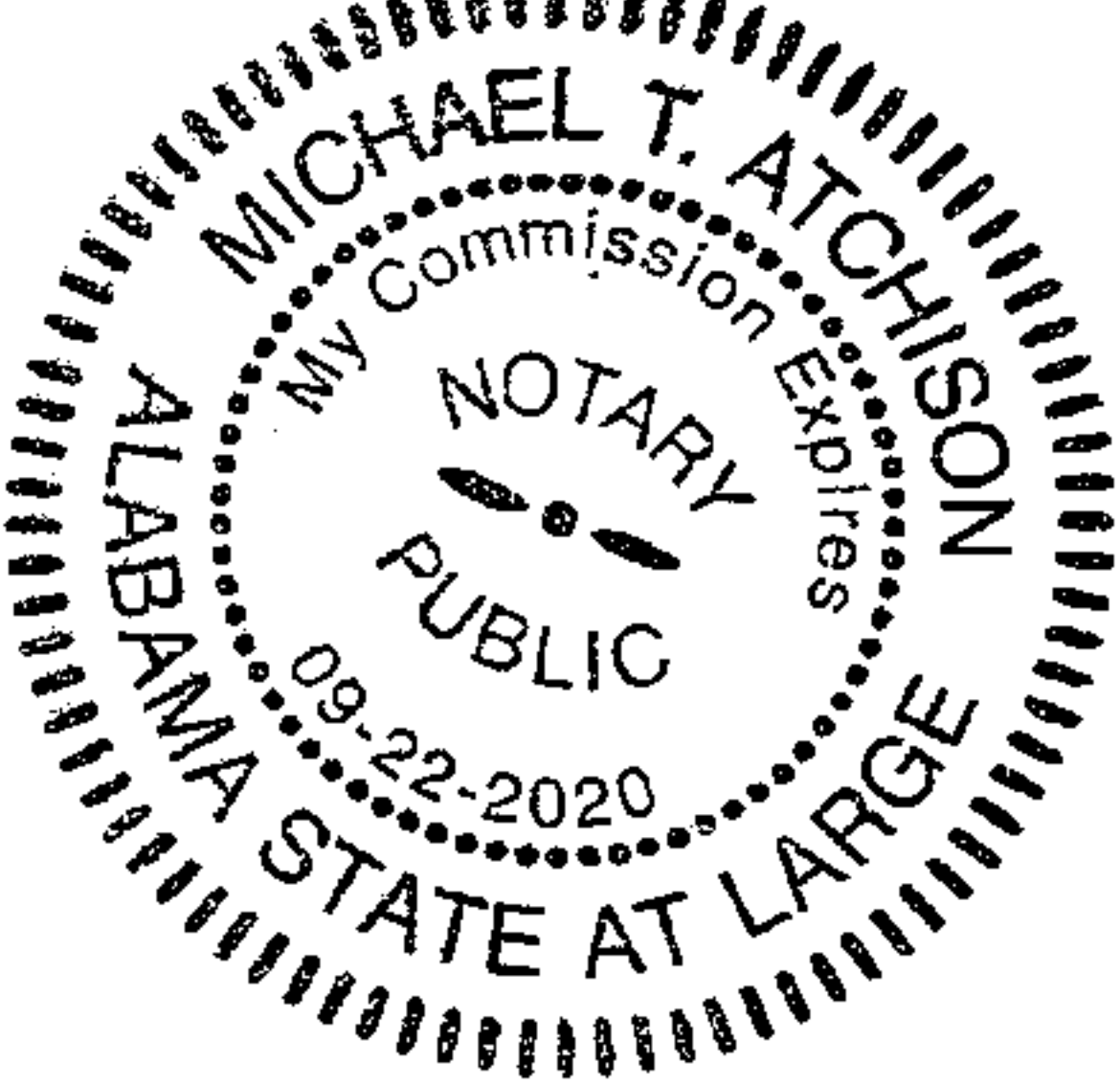


EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land located in the Northwest 1/4 of the Northwest 1/4 of section 25, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:
Commence at the Northwest corner of said Section 25, thence run North 90 degrees 00 min. 00 sec. East along the North line of said section for a distance of 978.01 feet (deed) to a point; thence run South 45 deg. 00 min. 26 sec. West for a distance of 100.08 feet (deed) to a found iron; thence run North 90 deg. 00 min. 00 sec. East for a distance of 37.50 feet to an iron set and the POINT OF BEGINNING; thence continue along last course for a distance of 37.27 feet to a found iron; thence run South 00 deg. 12 min. 06 sec. East for a distance of 92.00 feet to an iron set; thence run South 09 deg. 24 min. 40 sec. West for a distance of 129.20 feet to a found iron; thence run South 54 deg. 32 min. 35 sec. West for a distance of 114.56 feet to a found iron; thence run North 77 deg. 39 min. 54 sec. West for a distance of 53.19 feet to a set iron; thence run North 25 deg. 08 min. 07 sec. East for a distance of 303.27 feet to THE POINT OF BEGINNING; being situated in Shelby County, Alabama.

Beneficial rights to the easements described and more particularly as follows:

Inst. No. 20030521000316410

Part of NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of said Section 25, run in an Easterly direction along the North line of said section for a distance of 281.41 feet; more or less, to an existing 4"x4" Alabama Power Company monument; thence continue in an Easterly direction along last mentioned course for a distance of 695.65 feet to an existing #4 iron rebar; thence turn an angle to the right of 134 deg. 58 min. 01 sec. and run in a Southwesterly direction for a distance of 99.85 feet to an existing #4 iron rebar and being the northwest corner of the Anderson property and being the point of beginning; thence turn an angle to the left of 135 deg. 00 min. 26 sec. and run in an Easterly direction along the North line of said Anderson property for a distance of 37.50 feet to the Northwest corner of the Farrell property; thence turn an angle to the left of 78 deg. 45 min. 50 sec. and run in a Northeasterly direction for a distance of 42.15 feet; thence turn an angle to the right of 35 deg. 37 min. 33 sec. and run in a Northeasterly direction for a distance of 15.25 feet to the South edge of the existing asphalt for Angler's Lane; thence turn an angle to the left of 137 deg. 38 min. 41 sec. and run in a Westerly direction for a distance of 24.26 feet along the edge of Angler's Lane; thence turn an angle to the left of 56 deg. 52 min. 06 sec. and run in a Southwesterly direction for a distance of 60.89 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Gregory A. Strozier Mary E. Strozier	Grantee's Name	Grady Parsons Marsha Parsons
Mailing Address	2108 Hampton cove Pelham AL 35124	Mailing Address	1786 Highway 32 Columbiana AL 35051
Property Address	57 Anglers Lane Shelby, AL 35143	Date of Sale	June 03, 2020
		Total Purchase Price	\$100,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

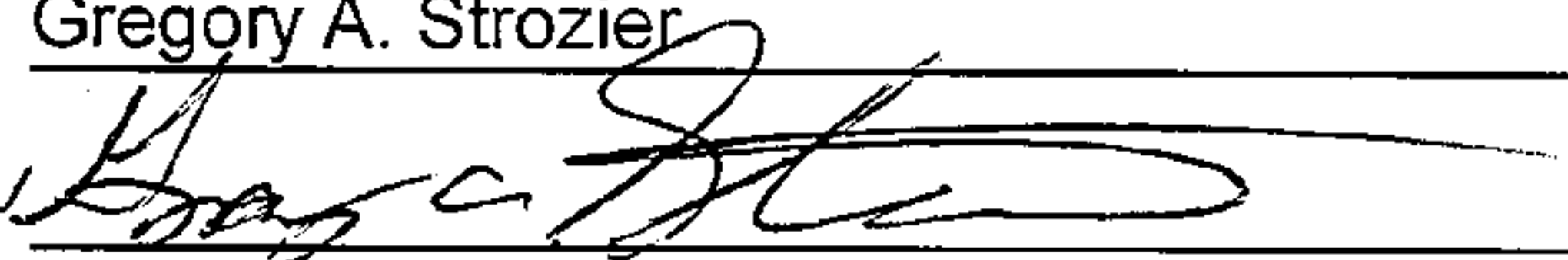
Date of Sale - the date on which interest to the property was conveyed.

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	June 02, 2020	Print	Gregory A. Strozier
☐ 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
06/03/2020 12:43:54 PM
\$128.00 JESSICA
20200603000223210

Allen S. Beal