

WHEN RECORDED RETURN

TO: Jerry Parks

6191 Ala Hwy 155

Montevallo, AL 35115



20200716000297850 1/3 \$51.50
Shelby Cnty Judge of Probate, AL
07/16/2020 03:32:47 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

THE GRANTOR(S), Randall P Krueger and Rebecca G Krueger, a married couple for and in consideration of: Twenty-Three Thousand One Hundred and Nine Dollars and Seven Cents (\$23109.07) grants, bargains, sells, conveys and warranties to the GRANTEE: Jerry Parks, a single man, 6191 Alabama Highway 155, Montevallo, Chilton County, Alabama, 35115, the following described real estate, situated in Calera, in the County of Shelby, in the State of Alabama:

Legal Description:

Tax Parcel Number: 28 5 21 4 000 019 002

A part of Block 271 according to J. H. Dunstan's Map of Calera, more particularly described as follows: Commence at the intersection of the South line of 18th Avenue and the East line of U. S. Highway 31 and run Easterly along the South line of ts• Avenue 151.5 feet to the point of beginning; then turn an angle of 90° to the right and run a Southerly direction 108.0 feet; then turn an angle of 900 to the left and run an Easterly direction of 117 .50 feet; then turn an angle of 94.0 to the left and run a Northerly direction along the West line of Whitfield lot to the South line of 18th Avenue; then turn an angle to the left and run in a Westerly direction along the South line of 18th Avenue to the point of beginning.

This conveyance is made subject to covenants, restrictions and easements heretofore imposed upon the subject property.

For ad Valorem tax appraisal purposes only, the address of the property described herein is 1121 18th Avenue, Calera, AL, 35040

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

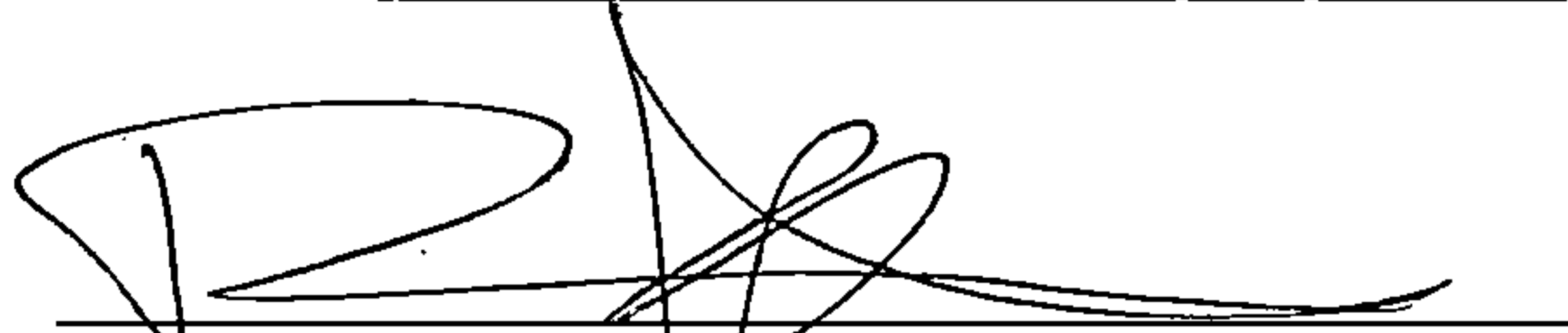
Tax Parcel Number: 28 5 21 4 000 019 002

Deed Drafted By: Rebecca G. Krueger

1021 Long Branch Parkway
Calera, Alabama, 35040

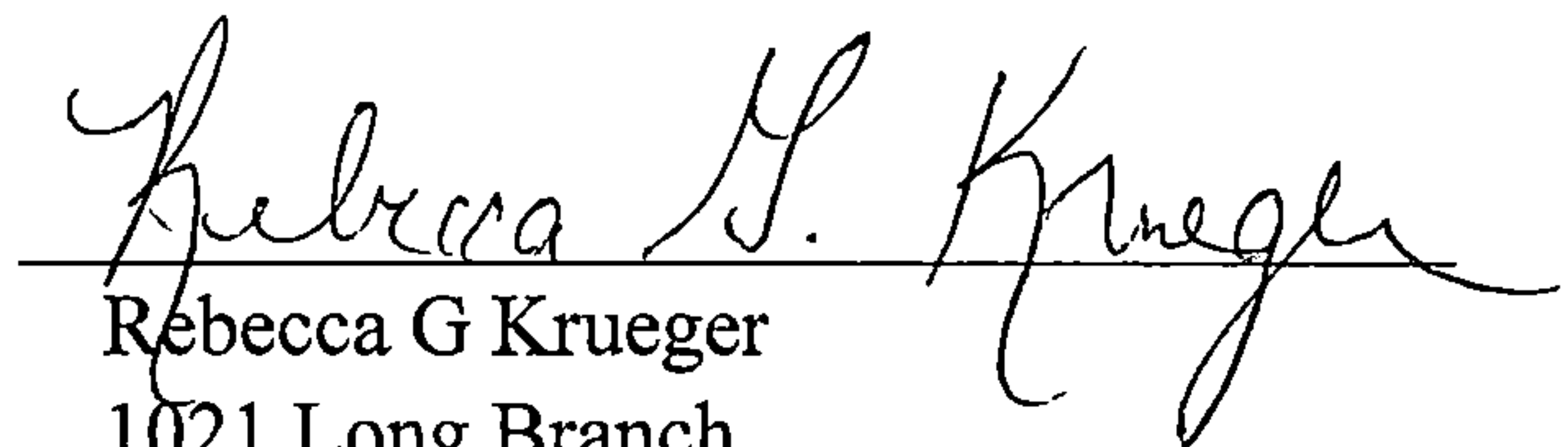
Grantor Signatures:

DATED: 10/4/2017



Randall P Krueger
1021 Long Branch Parkway
Calera, AL 35040

DATED: October 4, 2017

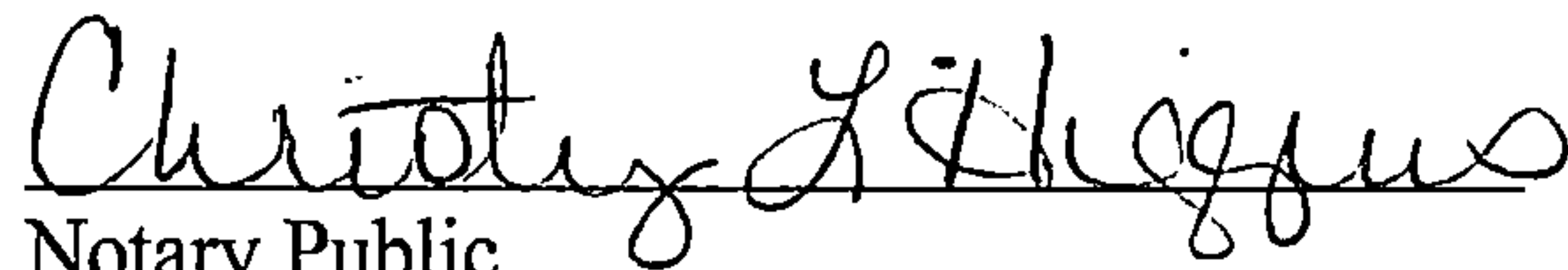


Rebecca G Krueger
1021 Long Branch
Parkway
Calera, AL 35040

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 4 day of October, 2017, before me,
Christy L Higgins, personally appeared Randall P and Rebecca G
Krueger, known to me (or satisfactorily proven) to be the persons whose names are
subscribed to the within instrument and acknowledged that they executed the same as for the
purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Notary Public

Signature of person taking acknowledgment

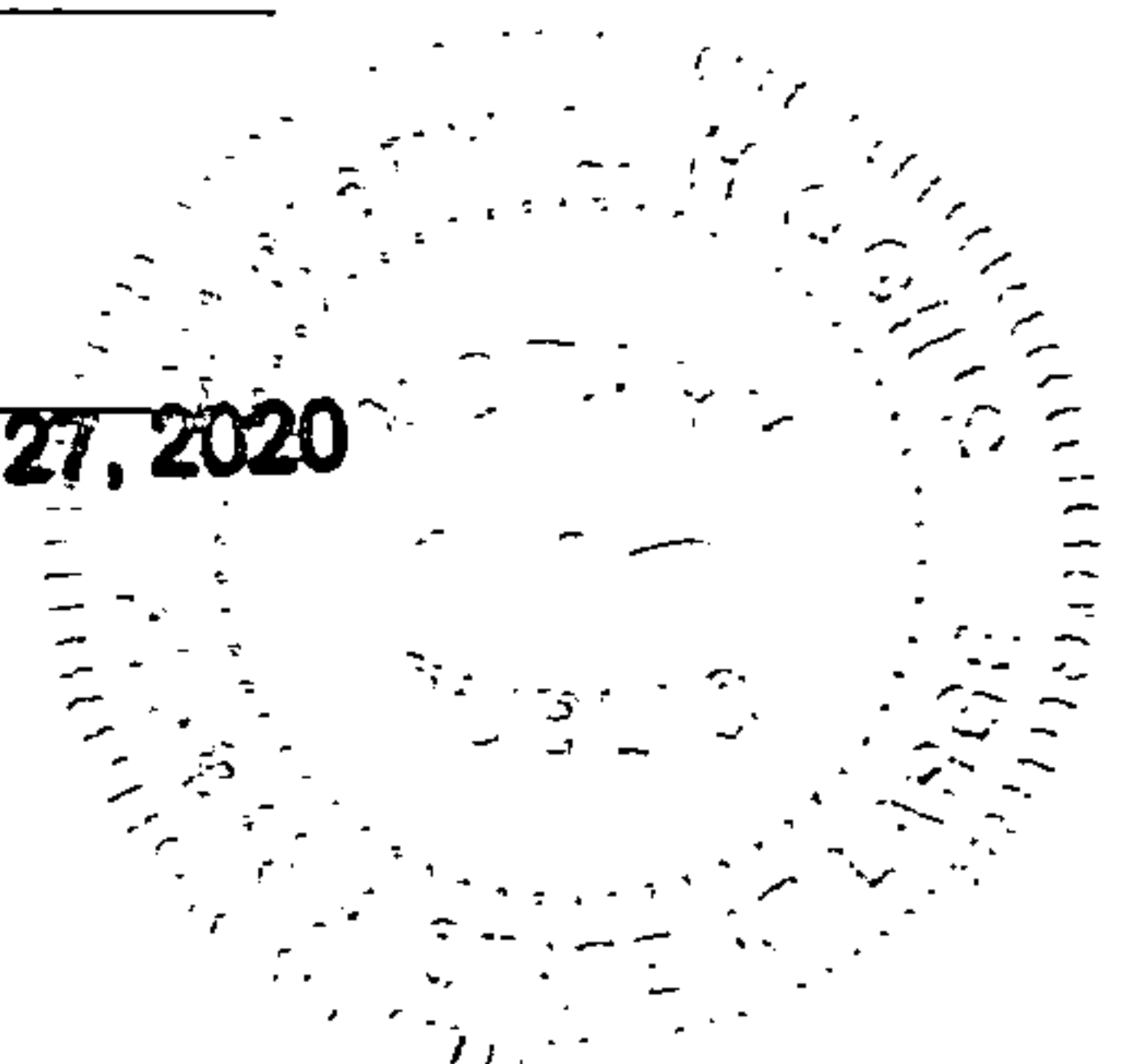
Title (and Rank)

My commission expires _____

MY COMMISSION EXPIRES JUNE 27, 2020



20200716000297850 2/3 \$51.50
Shelby Cnty Judge of Probate, AL
07/16/2020 03:32:47 PM FILED/CERT



Real Estate Sales Validation Form

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

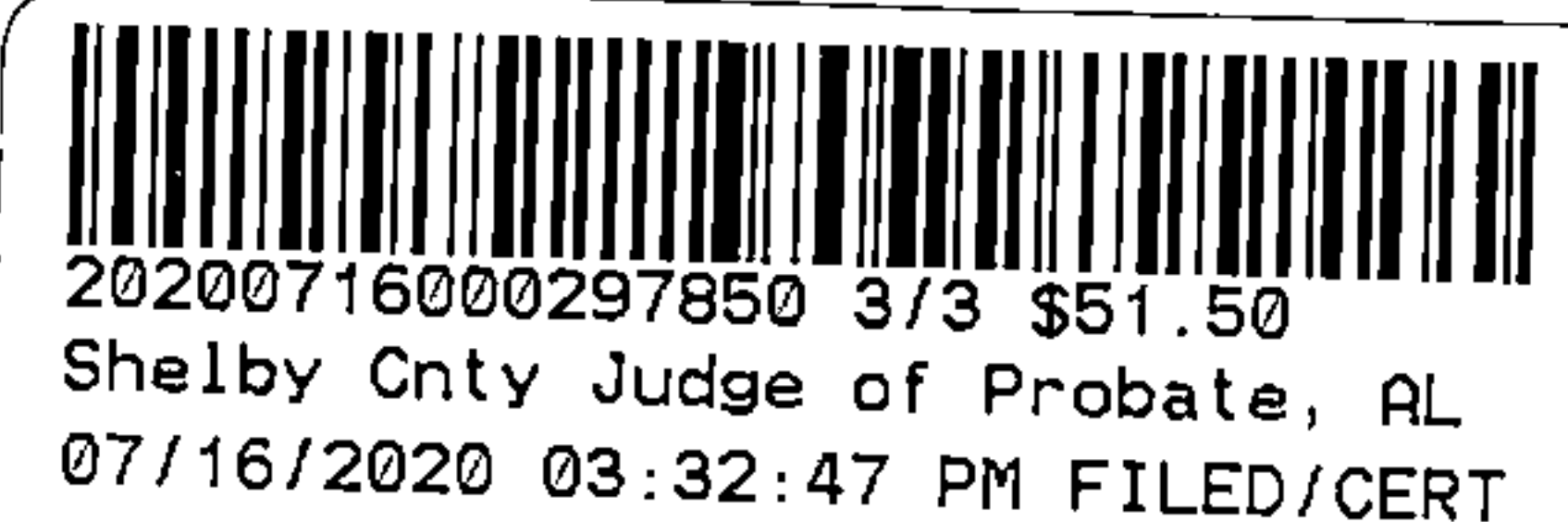
Grantor's Name Randall P & Rebecca G Hueger Grantee's Name JERRY PARKS
Mailing Address 1021 Long Branch Parkway Mailing Address 6191 Alh Hwy 155
Cateana, AL 35040 Montevallo, AL
35115

Property Address 1121 18th Ave Date of Sale 10-4-17
Cateana, AL Total Purchase Price \$ 23,109
35040 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 Deed



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 7-16-20

Print JERRY PARKS

Unattested

Sign

Jerry Parks
(Grantor/Grantee/Owner/Agent) circle one

(verified by)