20200721000304510 07/21/2020 01:14:26 PM DEEDS 1/3

SEND TAX NOTICE TO: Gennifer Allen and Edward C. Allen 127 Hayesbury Lane Pelham, AL 35124

This instrument prepared by: S. Kent Stewart Stewart & Associates, P.C. 3595 Grandview Pkwy, #275 Birmingham, Alabama 35243 PEL2000259

## WARRANTY DEED

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Fifty Six Thousand and 00/100 Dollars (\$156,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Jason O. Parson and Jessica Parson, a married couple, whose address is 165 Windsor Lane, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by Gennifer Allen and Edward C. Allen, wife and husband, whose address is: 127 Hayesbury Lane, Pelham, Alabama 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, Gennifer Allen and Edward C. Allen, wife and husband, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 127 Hayesbury Lane, Pelham, AL 35124, to-wit:

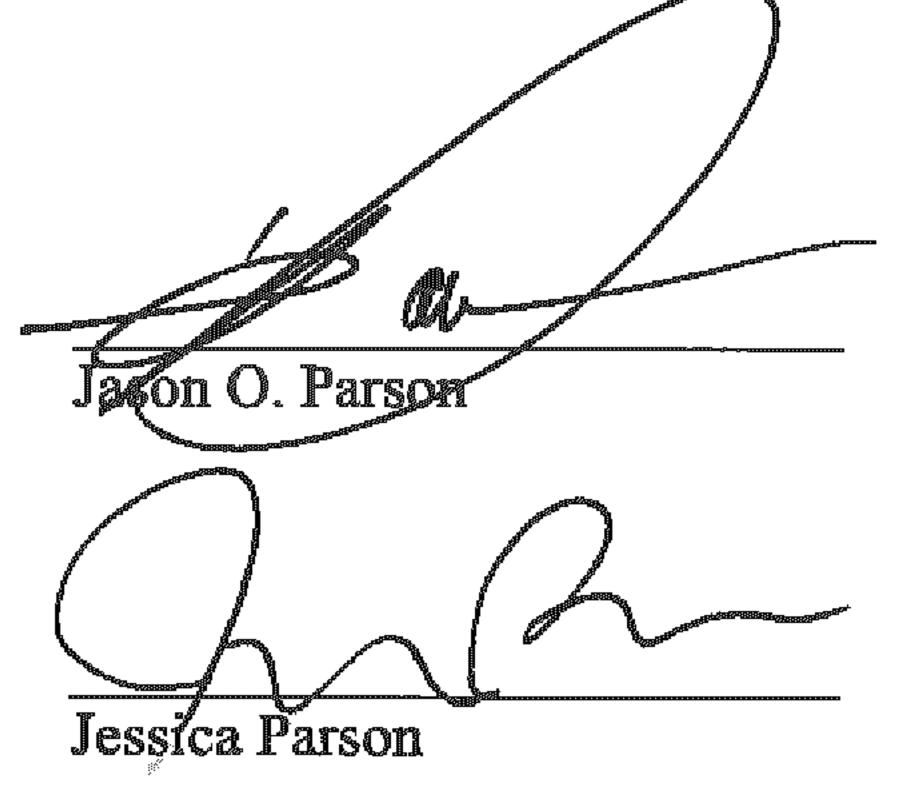
Lot 14, according to the Final Plat of Hayesbury Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party first & second mortgage in the amount of \$153,174.00 & \$5,460.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Jason O. Parson and Jessica Parson has set their signatures and seals on this 17th day of July, 2020.



## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jason O. Parson and Jessica Parson, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

My Comm. Expires

June 19, 2022

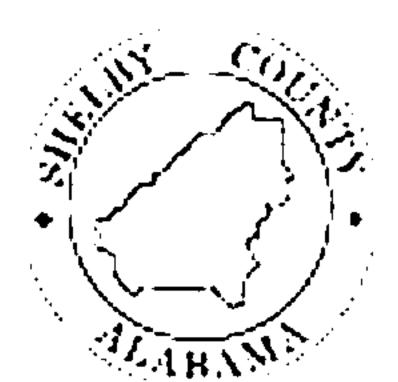
Given under my hand and official seal on this 17th day of July, 2020.

Notary Public

## Real Estate Sales Validation Form

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

Grantor's Name	Jason O. Parson and Jessica Parson	Grantee's Name	Gennifer Allen and Edward C. Allen
Mailing Address	165 Windsor Lane Pelham AL 35124		127 Hayesbury Lane, Pelham AL 35124
Dranothi Addroce	127 Hauseburg Lane Dalbam Al 25124	חאלת אל פאות	7147M2M3
Property Address	127 Hayesbury Lane, Pelham AL 35124	Date of Sale Total Purchase Price	
	***************************************	or Actual Value	
		Assessor's Market Value	
The purchase price or actual value claimed on evidence: (check one) (Recordation of docum Bill of Sale  Sales Contract  Closing Statement			•
	document presented for reco this form is not required.	rdation contains all of the rec	quired information referenced
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.			
conveyed by the in:	- , -	This may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current urresponsibility of val	se valuation, of the property		•
accurate. I further u		tements claimed on this form	d in this document is true and may result in the imposition
Date 7-21-2020		Print Skyler Murphy	
Unattested		Sign	
	(verified by)		/Owner/Agent) dircle one
			Form RT-1



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 07/21/2020 01:14:26 PM