

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:

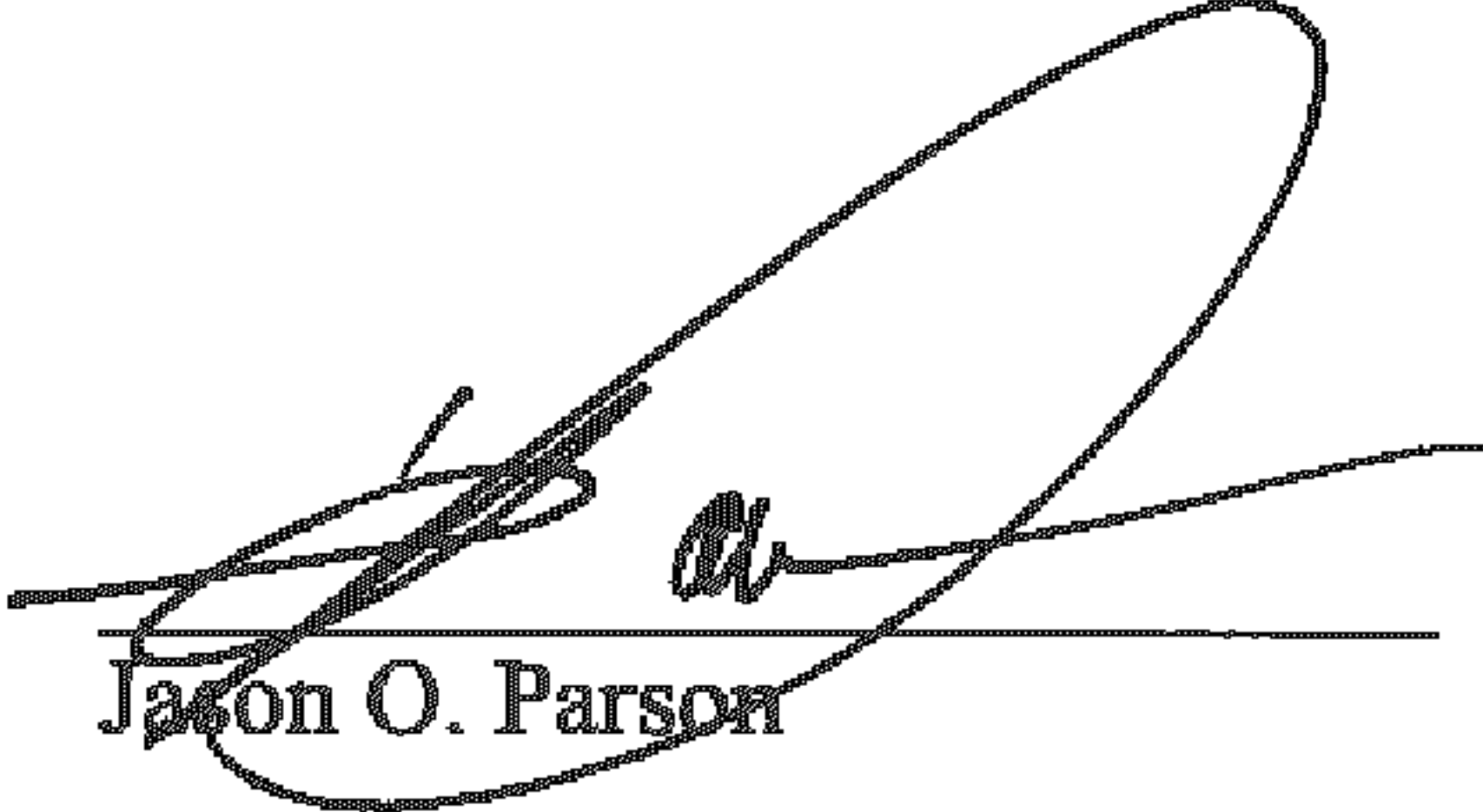
Lot 14, according to the Final Plat of Hayesbury Phase 3, as recorded in Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.

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.

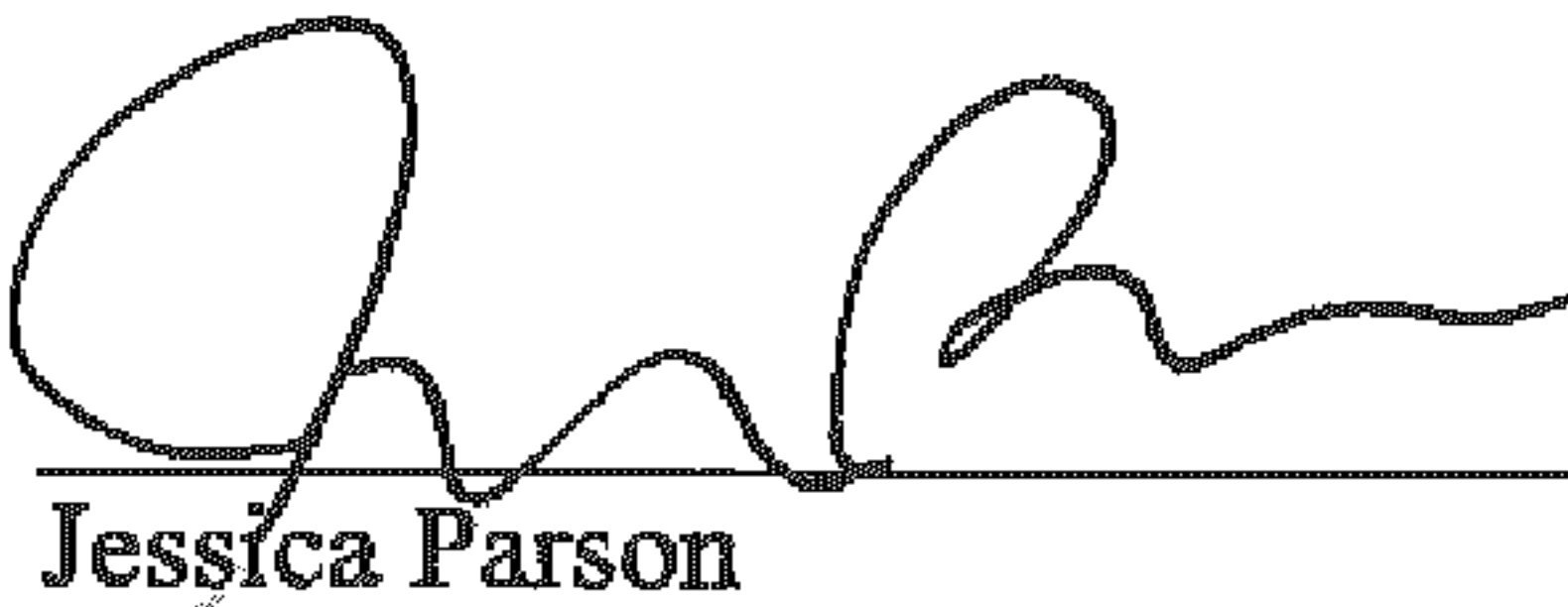
Subject to a third-party first & second mortgage in the amount of \$153,174.00 & \$5,460.00 executed and recorded simultaneously herewith.

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.



Jason O. Parson



Jessica Parson

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.

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



Notary Public



