

20200724000311610
07/24/2020 02:39:40 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Heith Crocker
~~1121 18th Avenue~~
~~Calera, Alabama 35040~~

8808 Montevallo Rd
Centreville, AL 35042

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty Five Thousand dollars & no cents (\$45,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Jerry Parks, an unmarried man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Heith Crocker** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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 18TH AVENUE 151.5 FEET TO THE POINT OF BEGINNING; THEN TURN AN ANGLE OF 90 DEG. TO THE RIGHT AND RUN A SOUTHERLY DIRECTION 108.0 FEET; THEN TURN AN ANGLE OF 90 DEG. TO THE LEFT AND RUN IN AN EASTERLY DIRECTION FOR 117.50 FEET; THEN TURN AN ANGLE OF 94 DEG. 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 property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2020 and subsequent years

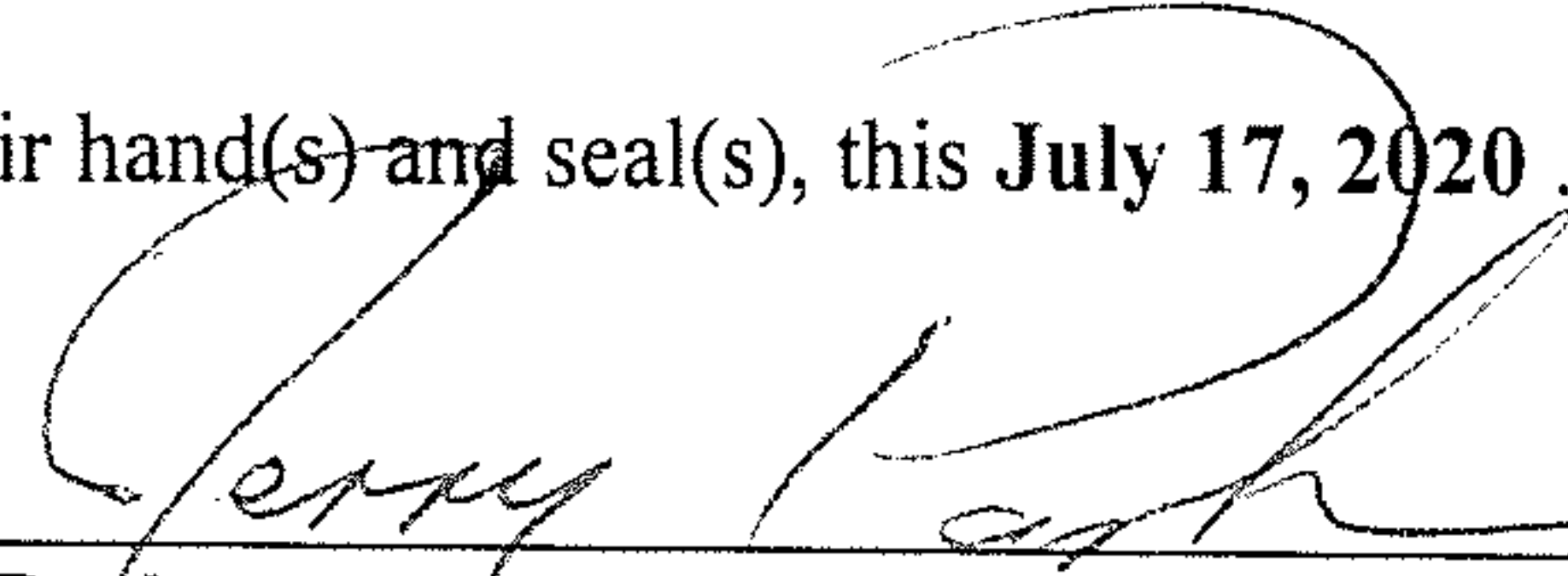
Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **July 17, 2020**.


_____(Seal)
Jerry Parks

STATE OF ALABAMA

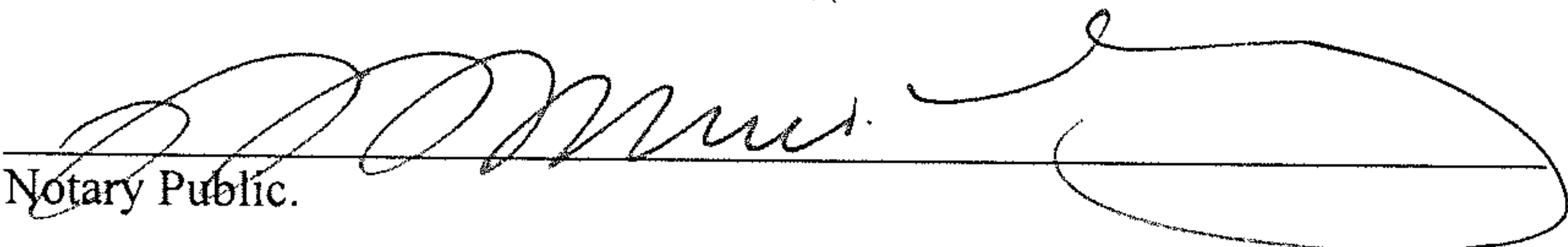
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Parks, an unmarried man**, 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 have/has executed the same voluntarily on the day the same bears date.

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





Notary Public.
(Seal)
My Commission Expires: 3-9-24

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Jerry Parks

Grantee's Name Heith Crocker

Mailing Address 6191 AL Hwy 155
Montevallo, Alabama 35115

Mailing Address ~~1121 18th Avenue~~

Property Address 1121 18th Avenue
Calera, Alabama 35040

~~Calera, Alabama 35040~~

Date of Sale 07/17/2020

Total Purchase Price \$45,000.00

or

Actual Value

or

Assessor's Market Value

8808 Montevallo /
Centerville, AL
35042

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 7/17/2020

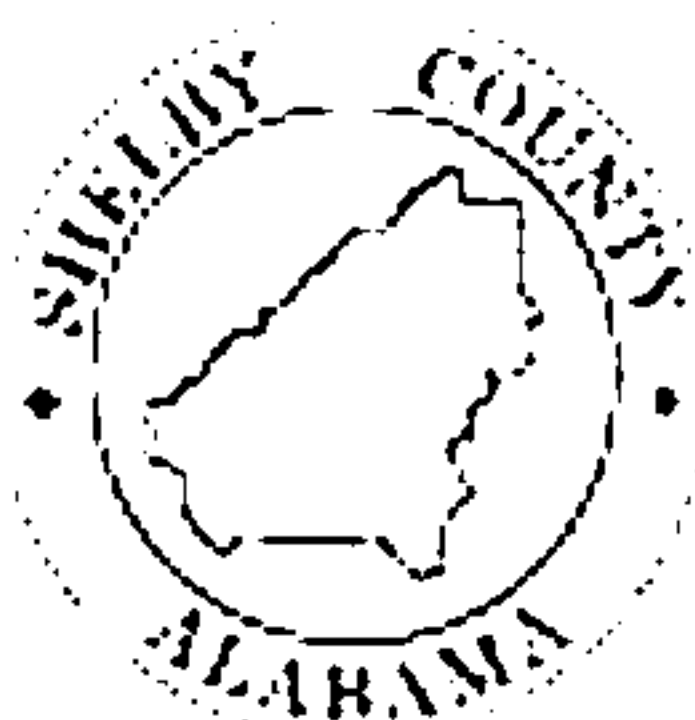
Print Heith Crocker

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2020 02:39:40 PM
\$73.00 JESSICA
20200724000311610

Allen S. Bayl