

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Andres Marquez Velazquez
12 Chase Plantation Pkwy
Hoover AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

③ M 202257

THAT IN CONSIDERATION OF **One Hundred Sixty-Three Thousand Three Hundred Dollars and NO/100 (\$163,300.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Marie E. Parkinson, a single person appearing by and through David Eric Parkinson, her Agent,** (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Andres Marquez Velazquez and Spencer Carroll** (herein referred to as **Grantees** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 39, according to the Survey of Chase Plantation, Third Sector, as recorded in Map Book 9, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 138,805.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantees, their heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my 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, the undersigned Grantor has hereunto set his/her hand and seal, this 31st day of December, 2020

Marie E. Parkinson, by David Eric
Marie E. Parkinson, by David Eric Parkinson, her Agent

STATE OF AL
COUNTY OF Jefferson

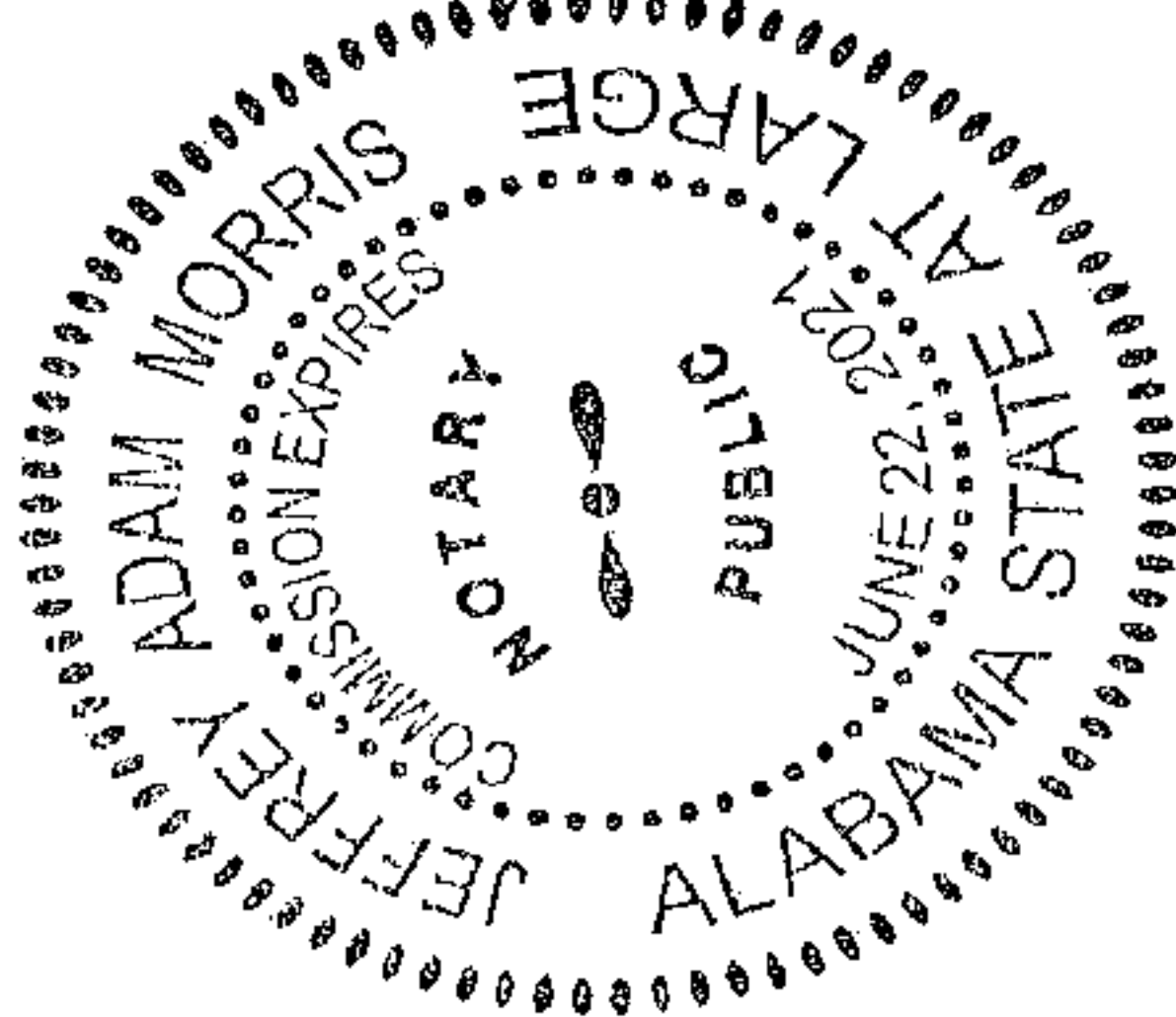
David Eric, her agent

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **David Eric Parkinson, whose name as Agent for Marie E. Parkinson**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of December 2020

Notary Seal

Notary Public
My commission expires: 6/22/21



Real Estate Sales Validation Form

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

Grantor's Name: Marie E Parkinson; Mailing Address: 1120 Beacon Pkwy E 101 Birmingham AL 35209; Grantee's Name: Andres Marquez Velazquez; Mailing Address: Spencer Carroll Chase Plantation Pkwy Hoover AL 35244; Property Address: 122 Chase Plantation Pkwy Hoover AL 35244; Date of Sale: 12/31/2020; Total Purchase Price: \$163,300.00

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 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: 12/31/2020; Print: Jeff Murray; Sign: [Signature]; Unattested: _____; (verified by): _____; (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 01/05/2021 10:09:56 AM \$52.50 CHERRY 2021010500004900

Print Form

Form RT-1

Marie E. Parkinson