

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Stephen M. Parks
30474 Highway 25
Wilsonville, AL 35186

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty Thousand and 00/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lisa M. Dennis, an unmarried individual** (hereinafter referred to as GRANTOR), whose address is 161 Shelby Springs Farms, Calera, Alabama, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Stephen M. Parks**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land lying in the SE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, described as follows: Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence run in a Northerly direction along the East boundary line of said section a distance of 3585.88 feet to the point of beginning of the parcel herein described; thence continue Northerly along the East line of said Section 36, a distance of 157.40 feet to a point; thence turn an angle of 92 deg. 00 min. 36 sec. to the left and run Westerly a distance of 352.77 feet to a point on the Easterly 40 foot right of way line of Shelby County Highway #61; thence turn an angle of 90 deg. 40 min. 16 sec. to the left and run Southerly along said right of way line a distance of 157.32 feet to a point; thence turn an angle of 89 deg. 19 min. 44 sec. to the left and run Easterly leaving said right of way a distance of 345.41 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 10940 North Main Street, Wilsonville, AL 35186

All of the above-reference purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

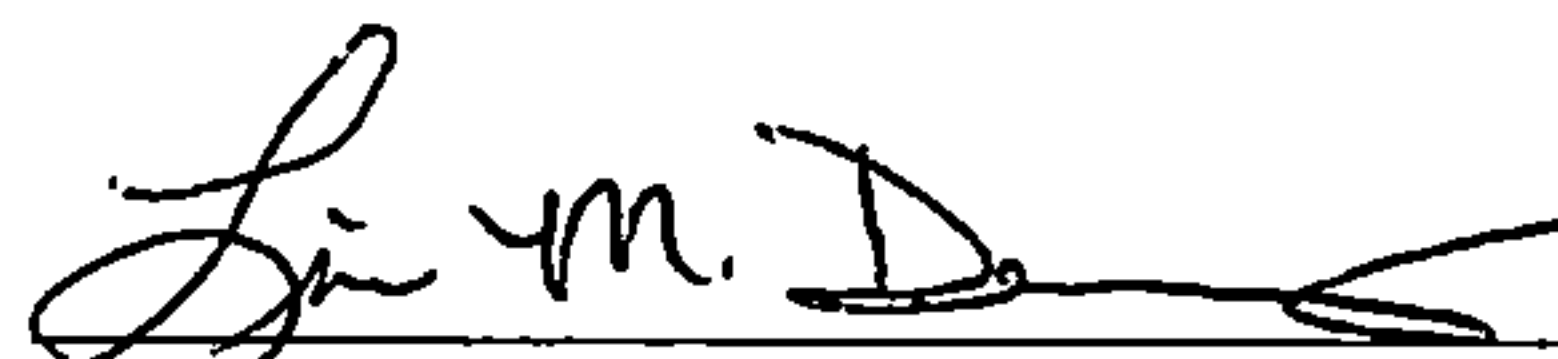
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 15th day of January, 2021.



20210115000026730 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
01/15/2021 02:59:45 PM FILED/CERT



Lisa M. Dennis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisa M. Dennis, an unmarried individual whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of January, 2021.



NOTARY PUBLIC

My Commission Expires: 8/14/21

Real Estate Sales Validation Form

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

Grantor's Name Lisa M Dennis Grantee's Name Stephen M. Parks
Mailing Address 114 Shelby Springs Farm Mailing Address 30474 Hwy 25
Calera, AL 35040 Wilsonville, AL 35186

Property Address 10940 North main st Date of Sale 1/15/2021
Wilsonville, AL 35186 Total Purchase Price \$ 60,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 1/15/2021

Print Dawn Rasco

Unattested

Sign Dawn Rasco
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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