



20210409000179790 1/4 \$32.50
Shelby Cnty Judge of Probate, AL
04/09/2021 03:42:43 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
HILL, GOSSETT, KEMP, & HUFFORD, PC
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand Dollars (\$80,000.00) to the undersigned Grantors (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, DANNY W. PARKER, as Administrator of the Estate of Tami Banker Parker, deceased, Probate Case No. PR-2020-000963, Shelby County, Alabama (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JAMES SEAN STUART and KELLY ANN PARKER (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

1. Exiting easements for public utilities, including but not limited to water, gas, electrical, telephone and sewerage.
2. Easement to South Central Bell as recorded in Shelby Real 385, page 561, in the Probate Office of Shelby County, Alabama.
3. Right of Way and Easement Agreement recorded in Instrument 1999-47322 in the Probate Office of Shelby County, Alabama.
4. Agreement as recorded in Deed Book 216, page 850, Deed Book 222, page 460, Deed Book 226, page 129 and Deed Book 228, page 696, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Deed Book 241, page 397 and Deed Book 226, page 350, in the Probate Office of Shelby County, Alabama.
6. Easement to Plantation Pipeline, as recorded in Deed Book 252, page 515, in the Probate Office of Shelby County, Alabama.
7. Easement to Colonial Pipeline, as recorded in Instrument 1993-22822, in the Probate Office of Shelby County, Alabama.
8. Less and except any portion of subject property lying within a public/private road or road right of way.

ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$78,551.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

Shelby County, AL 04/09/2021
State of Alabama
Deed Tax: \$1.50



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Tami Banke Parker is on and the same Tami L. Banker, Grantee in Warranty Deed recorded in Instrument 20120713000254140.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of revision.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 stated 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

7 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
day of April, 2021.

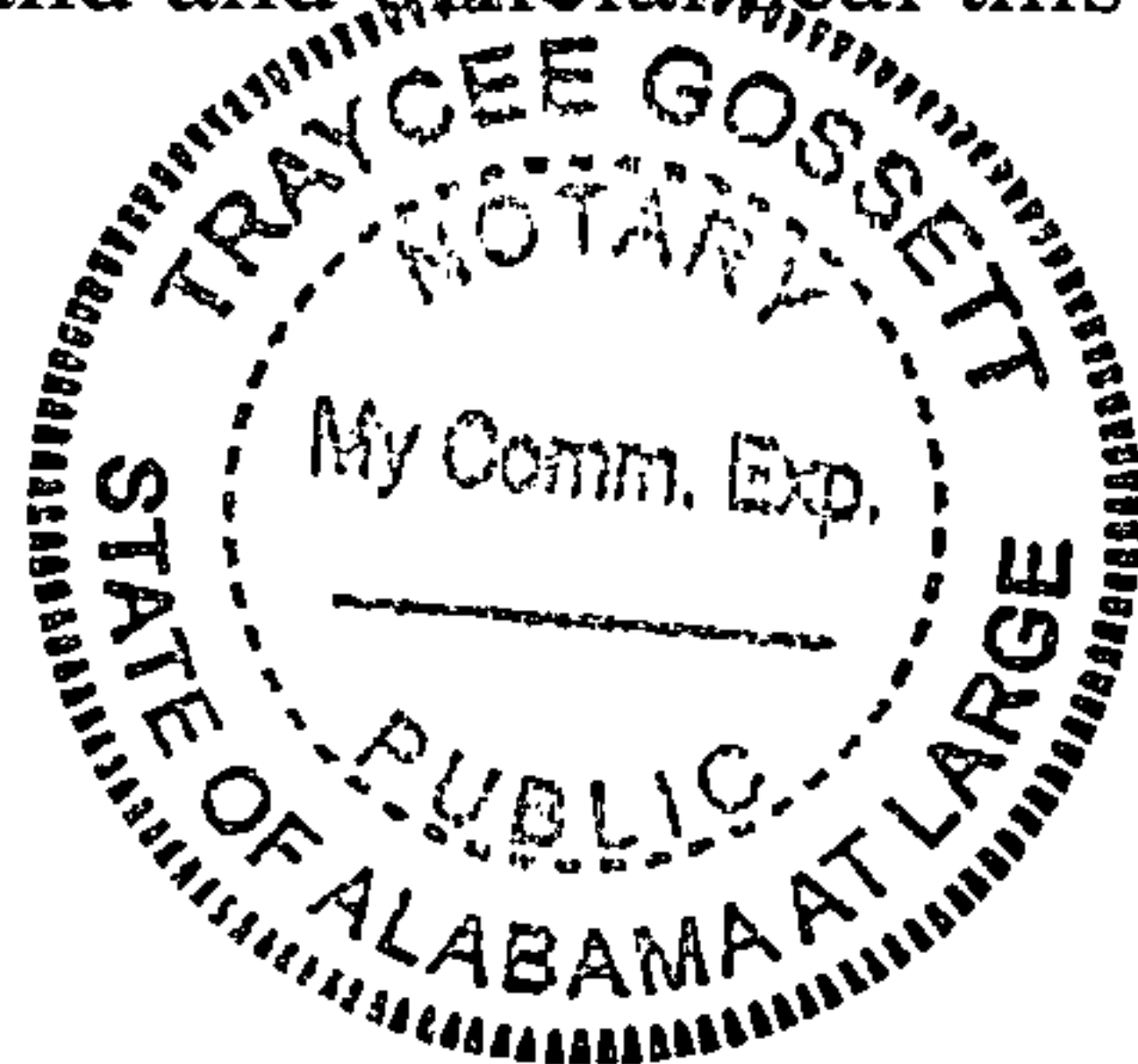
Danny W Parker as administrator
of Tami Banker Parker

Danny W. Parker, as Administrator of the Estate of Tami
Banker Parker, deceased, Probate Case No. PR-2020-000963,
Shelby County, Alabama

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DANNY W. PARKER, as Administrator of the Estate of Tami Banker Parker, deceased, is signed to the foregoing conveyance and is known to me, and hereby acknowledged before me on this day that, being informed of the contents of the conveyance, he as Administrator of the Estate of Tami Banker Parker and with full authority did executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of April, 2021.



Traycee Gossett

Notary Public

My Commission Expires: 9.14.24

EXHIBIT A

From the Southeast Corner of Section 4, Township 19 South, Range 2 East run West along the South line of said section a distance of 165.02 feet to the point of beginning; thence right 89°58'44" a distance of 1357.11 feet; thence right 63°46'55" a distance of 171.75 feet; thence right 115°47'37" a distance of 101.61 feet; thence left 7°23'48" a distance of 1598.70 feet; thence right 100°07'02" a distance of 372.69 feet; thence right 87°42'14" a distance of 237.51 feet to the point of beginning. Less and except an easement for Colonial pipeline as shown on survey.



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Real Estate Sales Validation Form

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

Grantor's Name Danny W. Parker, Administrator of
Mailing Address The Estate of Tami Banker Parker
16830 Innocente Ave.
PCB, Florida 32413

Grantee's Name James Sean Stuart and Kelly Ann Parker
Mailing Address 402 Autumn Drive
Vincent, AL 35178

Property Address 402 Autumn Drive
Vincent, Alabama 35178

Date of Sale April 7, 2021

Total Purchase Price \$80,000.00



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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
☒ 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 April 7, 2021

Print Danny W. Parker, Administrator of the Estate of Tami Banker Parker

☐ Unattested

(verified by)

Sign

Danny W. Parker

(Grantor/Grantee/Owner/Agent) circle one