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09/30/2021 02:50:27 PM
QCDEED 1/3

SEND TAX NOTICE TO:

Eric A. Parrish and Jaqueline Blair Parrish

Value is \$93,825

(1/2 of Assessed Total Market Value- \$187,650)

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

BHM2100763

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **no and 00/100 Dollars (\$0.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kristie Parrish, an unmarried woman, Eric A. Parrish and Jaqueline Blair Parrish, a married couple**, whose address is 6874 Old Hwy 280, Sterrett, AL 35147, (hereinafter "Grantor", whether one or more), by **Eric A. Parrish and Jaqueline Blair Parrish**, (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 **Eric A. Parrish and Jaqueline Blair Parrish , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 6874 Old Hwy 280, Sterrett, AL 35147, to-wit:**

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama and run thence South 01 deg. 38 min. 55 sec. East along the East line of said 1/4 - 1/4 a distance of 325.85 feet to a set rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 673.23 feet to a set rebar corner of the Northerly margin of Old U.S. 280 Highway; thence run along the said Northerly margin of said highway North 71 deg. 04 min. 38 sec. West a distance of 525.45 feet to a found old iron corner at a fence corner; thence run North 18 deg. 04 min. 22 sec. East a distance of 226.00 feet to an old iron set by Evander Peavey, Alabama licensed engineer and land surveyor; thence run North 54 deg. 46 min. 58 sec. East a distance of 498.89 feet to the point of beginning.

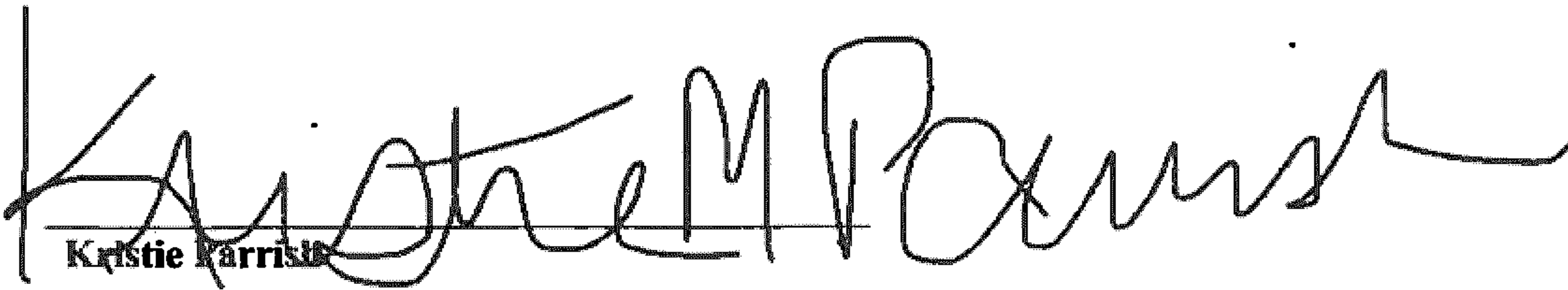
LESS AND EXCEPT the following: Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, and run South 01 deg. 38 min. 55 sec. East along the East line of said 1/4 1/4 a distance of 352.85 feet to a set rebar corner; thence continue South 01 deg. 38 min. 55 sec. East along said 1/4 - 1/4 line a distance of 407.84 feet to a found rebar corner, the point of beginning of property being described; thence run South 01 deg. 38 min. 55 sec. East a distance of 265.39 feet to a set rebar corner on the Northerly margin of Old Highway 280 right of way; thence run North 71 deg. 04 min. 38 sec. West along said margin of said highway a distance of 125.32 feet to a set rebar corner; thence run North 12 deg. 11 min. 28 sec. East a distance of 235.75 feet to a set rebar corner; thence run South 84 deg. 34 min. 35 sec. East a distance of 61.40 feet to the point of beginning.

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.

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 has set their signature and seal on this 21st day of September, 2021.

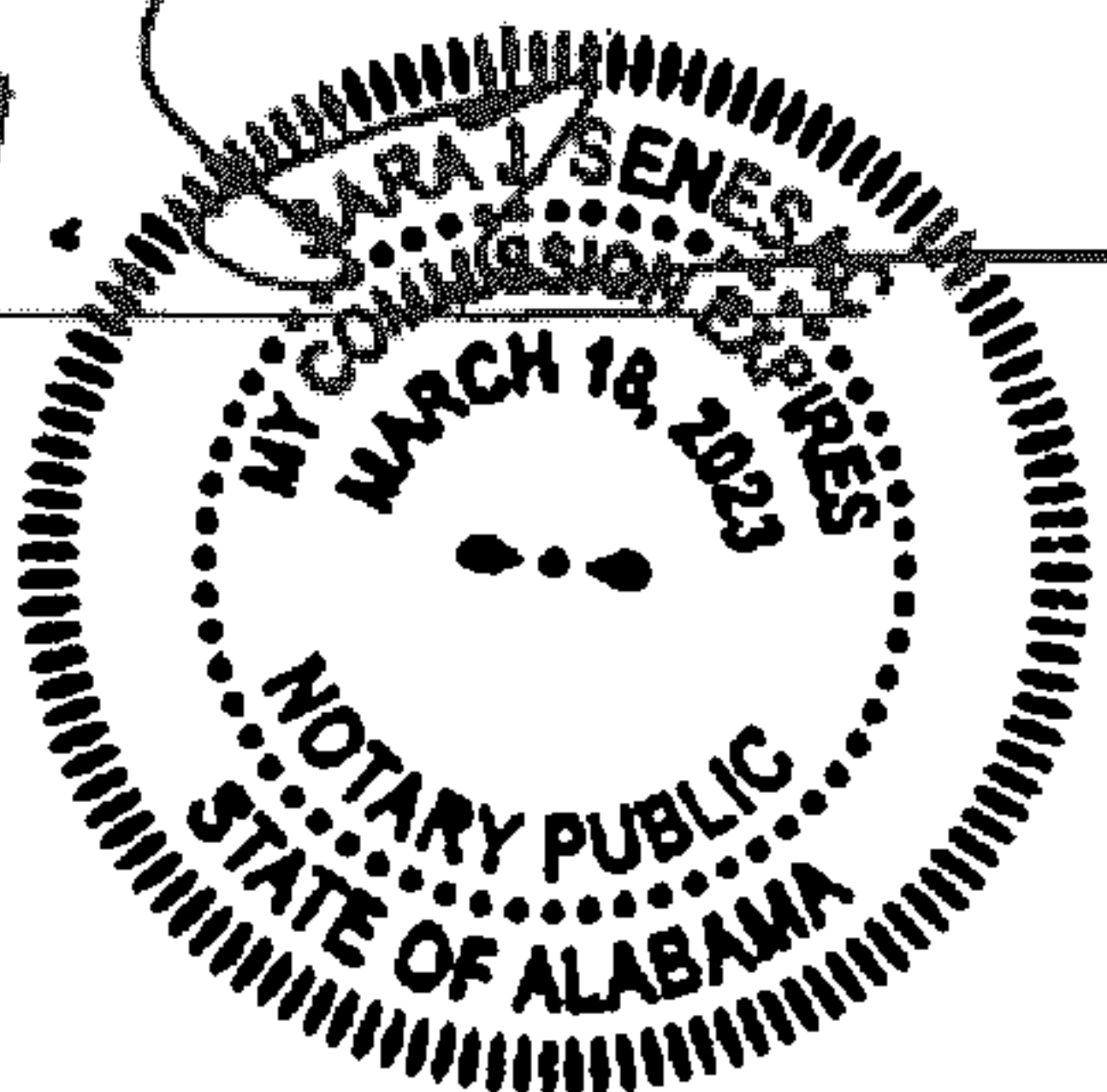

Kristie Parrish

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Kristie Parrish, 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 executed the same voluntarily on the day the same bears date.

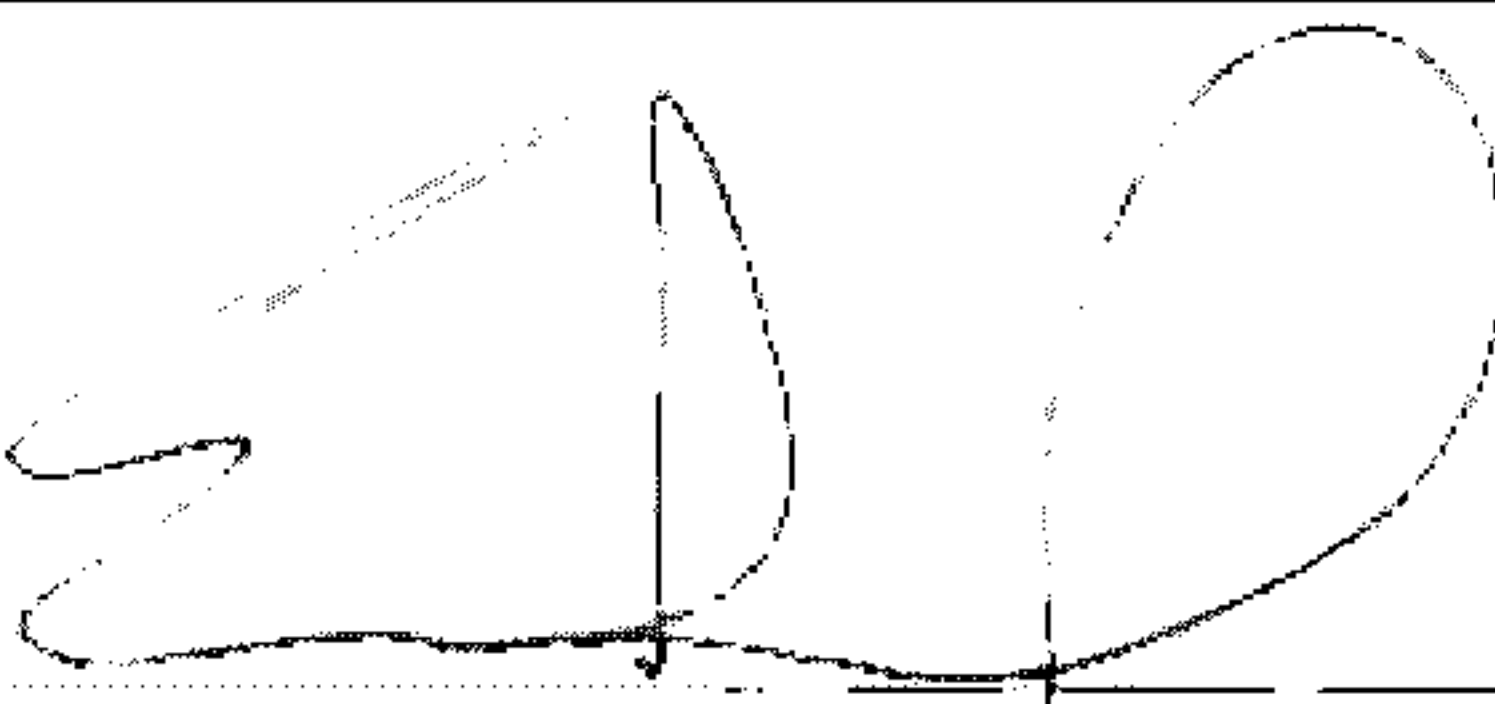
Given under my hand and official seal on this 21st day of September, 2021.


Notary Public




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 has set their signature and seal on this 24th day of September, 2021.



Eric A. Parrish



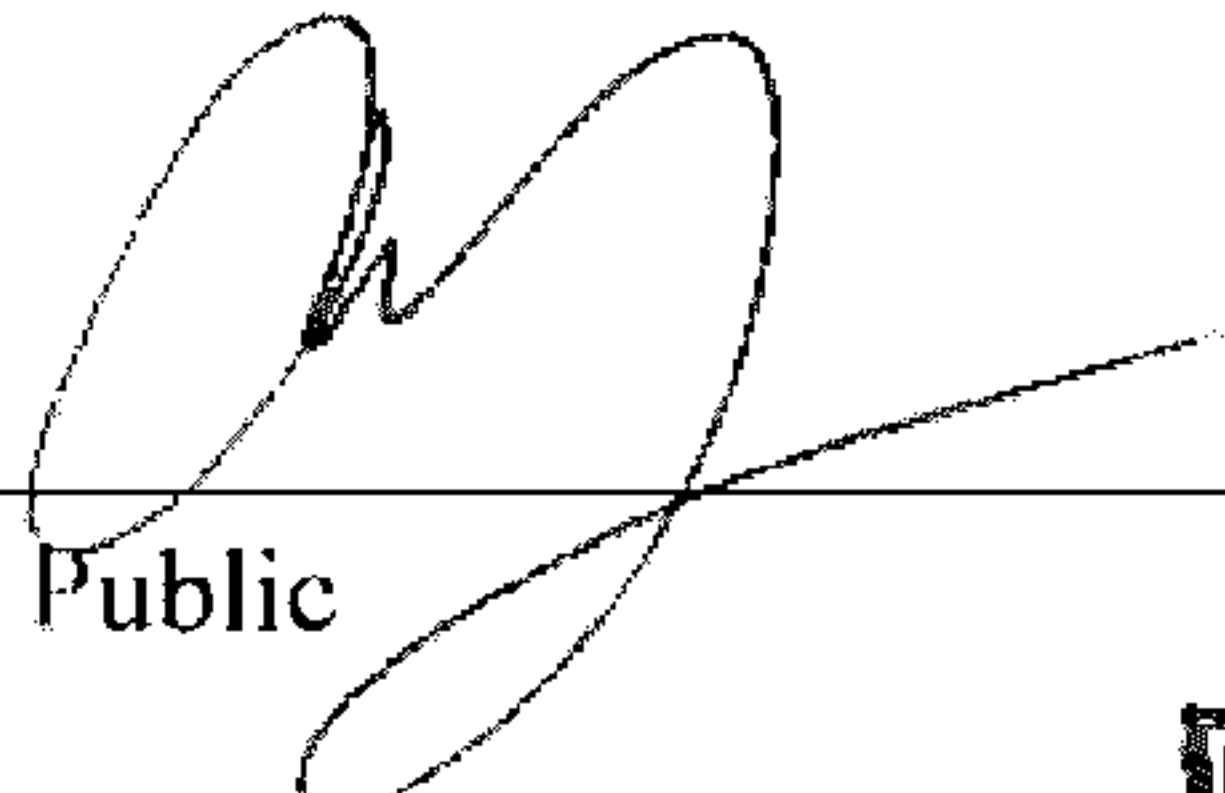
Jaqueline Blair Parrish

State of Alabama

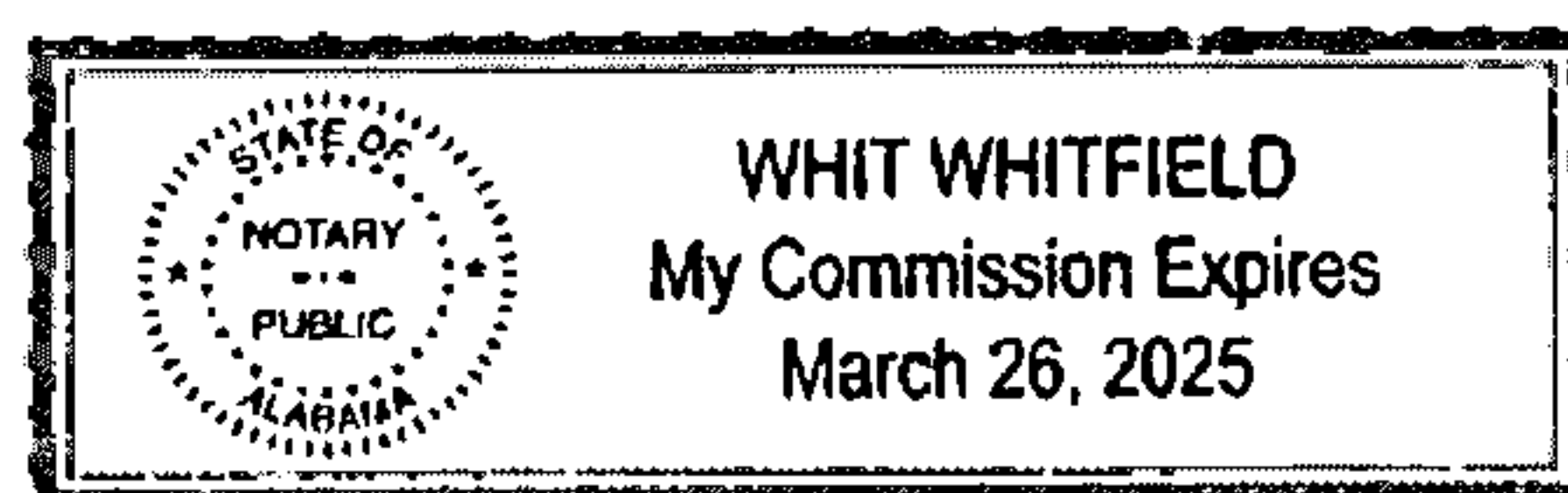
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Eric A. Parrish and Jaqueline Blair Parrish, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 24th day of September, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 02:50:27 PM
\$123.00 JOANN
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Allen S. Bayal