



20220118000019970 1/3 \$239.00
Shelby Cnty Judge of Probate, AL
01/18/2022 09:26:38 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

NAME: Roger D. Burton
ADDRESS: The Burton Law Firm, P.C.
1905 14th Avenue South
Birmingham, AL 35205

Jo Lynne Wilson and
Rachael Black
249 Narrows Point Lane
Birmingham, AL 35242

WARRANTY DEED (Without Survivorship), WITH RESERVATION OF LIFE ESTATE

WITHOUT EXAMINATION OR OPINION

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of **Ten and No/100 Dollars (\$10.00)** and other good and valuable **consideration** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, Jesse L. Parker, a widower (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto Jo Lynne Wilson, a married woman and Rachael Black, a married woman (herein referred to as GRANTEE, whether one or more), as joint tenants with no right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 103, according to the Final Plat of Narrows Point-Phase 3, as recorded in Map Book 28, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER with nonexclusive easements to use the Common Areas and private roads as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions, recorded as instrument #2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Grantor reserves a life estate in and to the above described property.

TO HAVE AND TO HOLD to the said GRANTEES 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.



20220118000019970 2/3 \$239.00
Shelby Cnty Judge of Probate, AL
01/18/2022 09:26:38 AM FILED/CERT

IN WITNESS WHEREOF, Jesse L. Parker has hereunto set his hand(s) and seal(s) this
17th day of January, 2022.

WITNESSES:

Jesse L. Parker (SEAL)
Jesse L. Parker, a widower
Grantor

STATE OF ALABAMA

)

General Acknowledgment

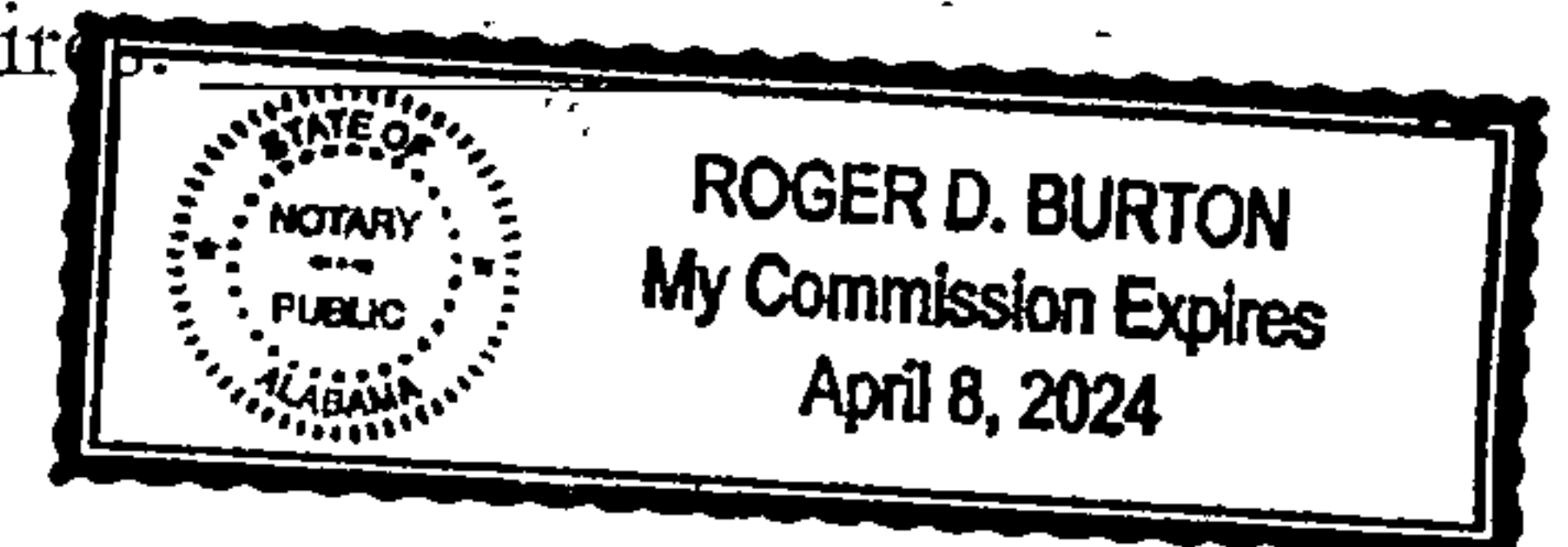
SHELBY COUNTY

)

I, Roger D. Burton, the undersigned, a Notary Public in and for said
County in said State, hereby certify that Jesse L. Parker, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 2022

Roger D. Burton
Notary Public
My Commission Expires



Real Estate Sales Validation Form

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

Grantor's Name Jesse L. Parker
Mailing Address 299 Narrows Pt.
Lane
Bham AL 35242

Grantee's Name Jo Lynne Wilson
Mailing Address 3553 Chipman Dr
Bham AL 35242

Property Address _____
Same

Date of Sale 11/17/22
Total Purchase Price \$ 10.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 210,000.00



20220118000019970 3/3 \$239.00
Shelby Cnty Judge of Probate, AL
01/18/2022 09:26:38 AM FILED/CERT

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 Tax Assessor

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 11/17/22

Unattested

(verified by)

Print Rose D. Burton, Atty
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one