

20220502000176740
05/02/2022 08:10:26 AM
DEEDS 1/2

STATE of ALABAMA
COUNTY of SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred sixty thousand and no/100 dollars (\$260,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Lila Parks as Trustee of The Lila Parks Living Trust, dated September 12, 2019 (Grantor) whose address is 2171 Parkway Lake Drive, Unit 105, Hoover, Alabama 35244 does grant, bargain, sell and convey unto Jonah G. Tibbs and Kerry Lea Esterhuizen (Grantees) whose address is 3362 North Wildewood Drive, Pelham, Alabama 35124 the following described real estate situated in Shelby County, Alabama to-wit:

LOT 25, ACCORDING TO THE AMENDED MAP OF WILDEWOOD VILLAGE, THIRD ADDITION AS RECORDED IN MAP BOOK 8, PAGE 182 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 3362 North Wildewood Drive, Pelham, Alabama 35124

Subject to:

Ad valorem taxes due October 1, 2022.

20 foot building line on front as shown by recorded map.

10 foot easement on rear as shown by recorded map.

Agreement with Alabama Power Company recorded in Misc. Volume 54, page 172, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of recorded in Misc. Volume 55, page 117, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company as recorded in Volume 355, page 257 in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Volume 73, page 391 and Volume 255, page 188, in the Probate Office of Shelby County, Alabama.

Restrictions regarding Alabama Power Company, recorded in Misc. Volume 4, page 171, in the Probate Office of Shelby County, Alabama.

OK ~~\$252,000.00~~ of the consideration was paid form the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 8th day of April, 2022.

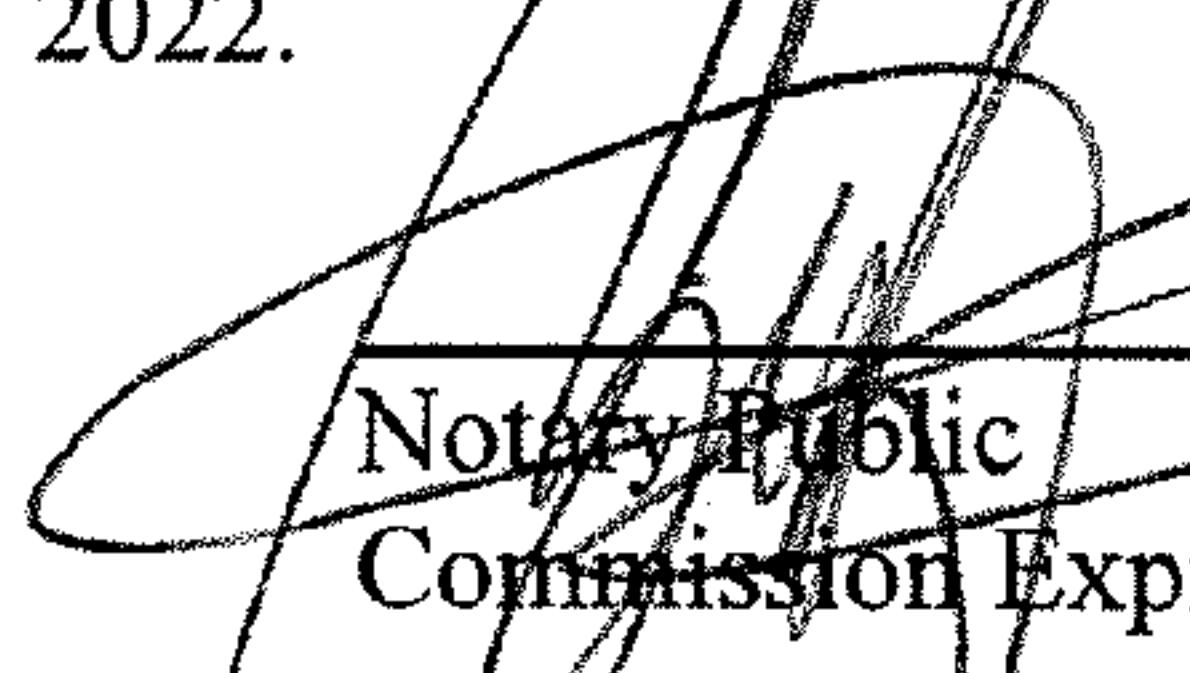


Lila Parks as Trustee of The Lila Parks Living Trust,

dated September 12, 2019

State of Alabama
Jefferson County

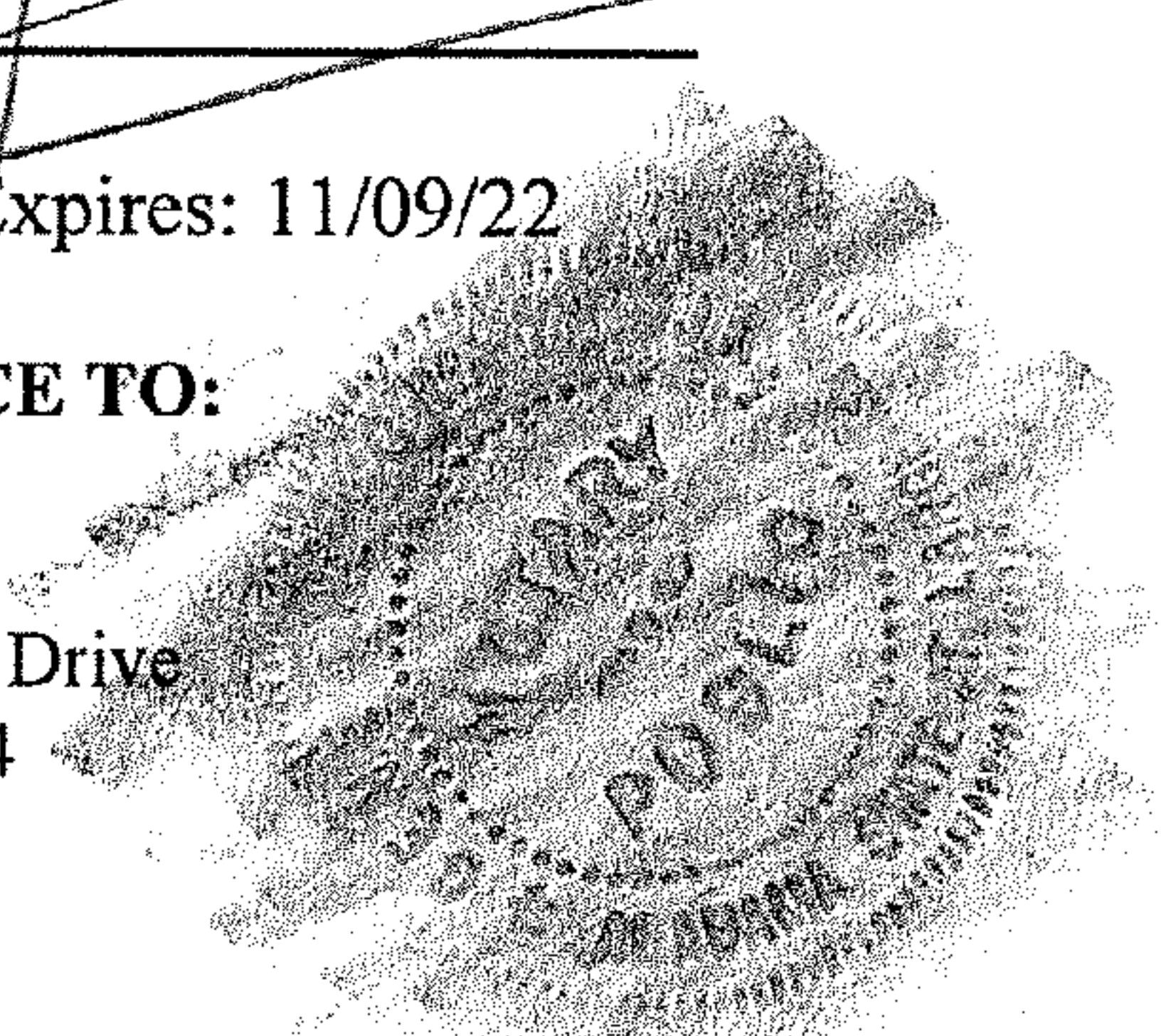
I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Lila Parks whose name as Trustee of The Lila Parks Living Trust, dated September 12, 2019 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she as such trustee and with full authority executed the same voluntarily on the day the same bears date for and as the act of said Trust. Given under my hand and seal this 25th day of April, 2022.



Notary Public
Commission Expires: 11/09/22

This instrument prepared by:
Gene W. Gray, Jr.
2100 SouthBridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
File 222098

SEND TAX NOTICE TO:
Jonah G. Tibbs
Kerry Lea Esterhuizen
3362 North Wildewood Drive
Pelham, Alabama 35124



Real Estate Sales Validation Form

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

Grantor's Name	<u>LILA PARKS, TRUSTEE OF THE</u>
Mailing Address	<u>LILA PARKS LIVING TRUST</u> <u>2171 PARKWAY LAKE DRIVE #105</u> <u>HOOVER, AL 35244</u>

Grantee's Name JONAH G. TIBBS &
Mailing Address KERRY LEA ESTERHUIZEN
3362 N WILDEWOOD DRIVE
PELHAM, AL 35124

Property Address 3362 NORTH WILDEWOOD DRIVE Date of Sale 04/25/2022
PELHAM, AL 35124 Total Purchase Price \$ 260,000.00
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
 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).

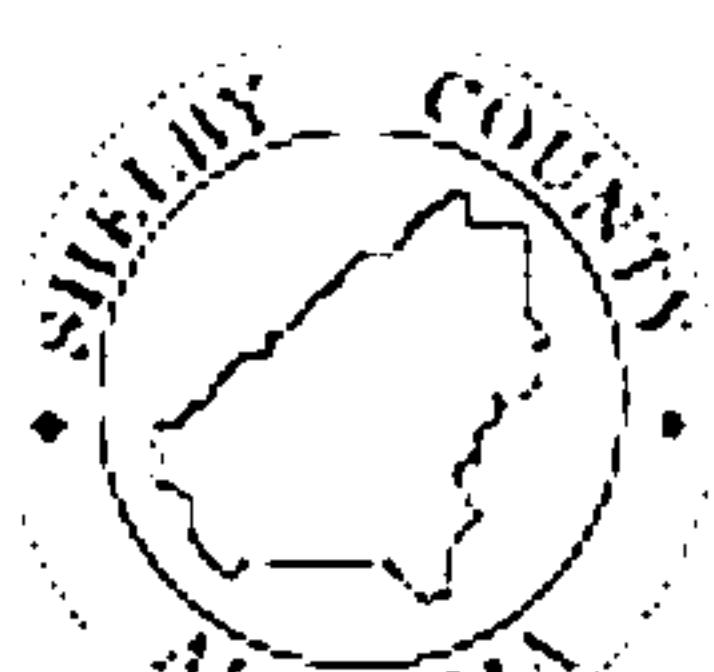
Date 4/25/22 Print GENE W. GRAY, JR.
Unattested Sign _____,
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print **GENE W. GRAY, JR.**

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

File and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2022 08:10:26 AM
\$33.00 JOANN
20220502000176740



Allie S. Bayol