


This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051


20230124000019870 1/3 \$185.00
Shelby Cnty Judge of Probate, AL
01/24/2023 12:53:30 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Fifty Five Thousand and No/00 Dollars (\$155,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Emmett H. Parker and wife, Sandra H. Parker, as to PARCEL 1, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Luke B. Lombardo and wife, Jana H. Lombardo, AND Rodney O. Burchell and wife, Cassie B. Burchell, (herein referred to as grantee, whether one or more),** 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,** described as follows:

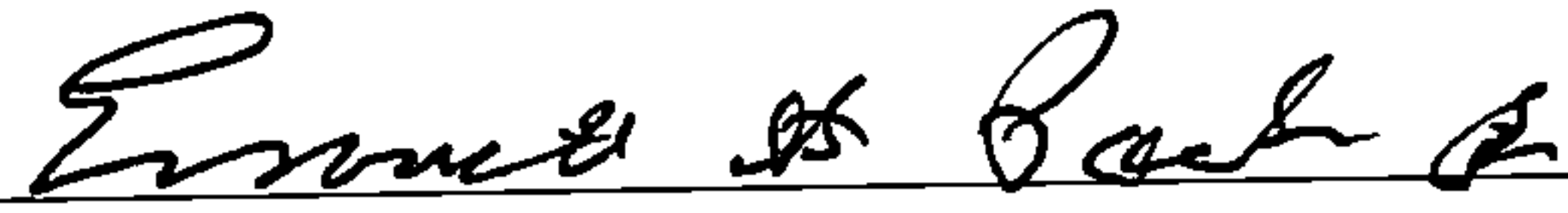
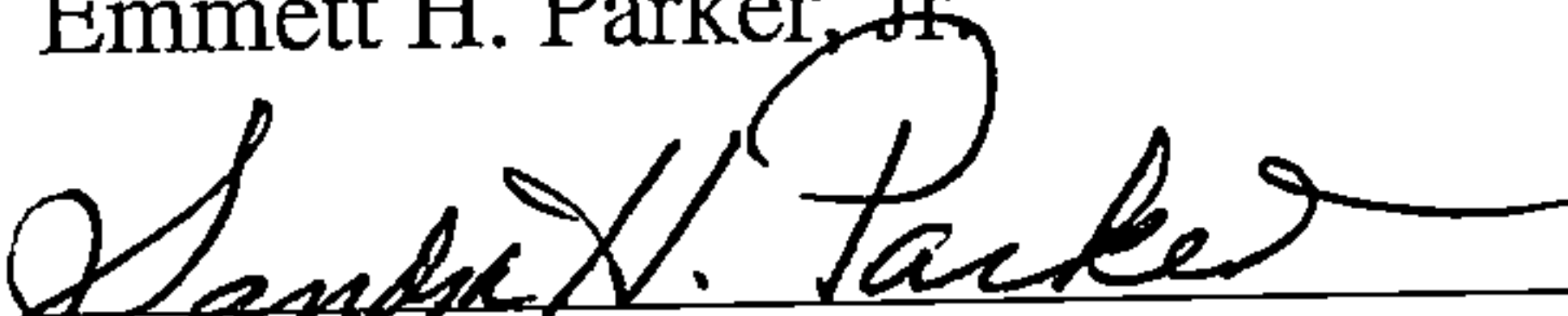
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of January, 2023.

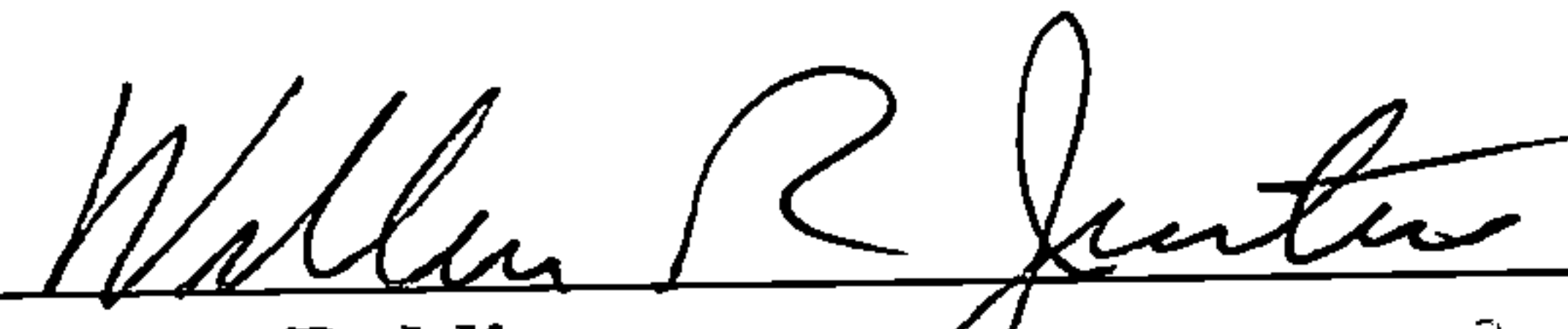

Emmett H. Parker, Jr.

Sandra H. Parker

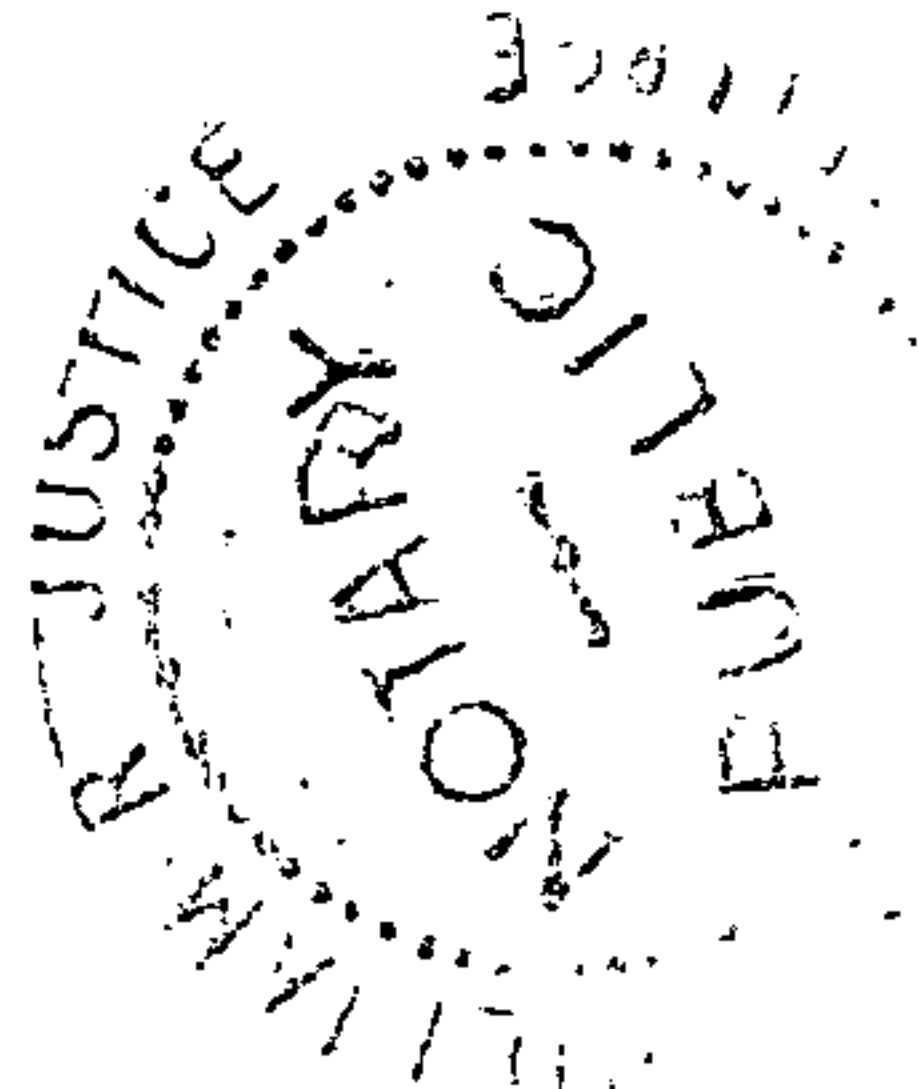
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Emmett H. Parker, Jr. and Sandra H. Parker,** who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2023.

My Commission Expires: 9/12/23


Notary Public





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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Part of the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama and a part of Lot 1, according to the survey of Lot 1, Nelson Mini Subdivision, as recorded in Map Book 39, Page 89, in the Shelby County Probate Office, Shelby County, Alabama;

Begin at the SE corner of the NW 1/4 of the NE 1/4 of said Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 89 degrees 16 minutes 44 seconds West along the South line of said 1/4-1/4 for 100.61 feet; thence run South 00 degrees 58 minutes 09 seconds East for 67.01 feet; thence run North 89 degrees 34 minutes 02 seconds West for 1217.63 feet; thence run North 00 degrees 33 minutes 54 seconds West along the West line of said 1/4-1/4 for 546.42 feet; thence run North 65 degrees 33 minutes 59 seconds East for 275.12 feet; thence run North 67 degrees 32 minutes 51 seconds East for 317.55 feet; thence run North 46 degrees 44 minutes 51 seconds East 125.78 feet; thence run North 30 degrees 53 minutes 36 seconds East for 232.11 feet; thence run North 26 degrees 19 minutes 20 seconds East for 254.83 feet to a point on the southerly right of way line of Shelby County Highway Number 41 (80' right of way); thence run North 64 degrees 11 minutes 36 seconds East along said right of way line for 24.61 feet to the point of beginning of a curve to the right, having a central angle of 03 degrees 41 minutes 21 seconds, a radius of 2802.33 feet; thence run along the arc of said curve in a northeasterly direction, along said right of way, for 180.44 feet; thence departing said right of way, run South 22 degrees 35 minutes 03 seconds West for 142.58 feet to a point on the westerly line of said Lot 1; thence run South 21 degrees 57 minutes 00 seconds East, along the West line of said Lot 1 for 120.55 feet; thence run North 67 degrees 59 minutes 46 seconds East, along the South line of said Lot 1, for 200.00 feet; thence run South 18 degrees 53 minutes 52 seconds East for 240.36 feet to a point on the East line of said 1/4-1/4; thence run South 00 degrees 51 minutes 44 seconds East, along said East line for 923.61 feet to the point of beginning.

E.A.P.
S.H.D.

Real Estate Sales Validation Form



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

Grantor's Name Emmett H. Parker, Jr.
Mailing Address P O Box 735
Wiggins, MS 39577

Grantee's Name Lombardo & Burchell
Mailing Address 4911 Caldwell Mill Ln
Birmingham, AL 35242

Property Address Hwy 41 Property
Shelby County, AL

Date of Sale 1-24-23
Total Purchase Price \$ 155,000.00
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 1-24-23

Print Emmett H. Parker Jr

☐ Unattested
(verified by)

Sign Emmett H. Parker Jr
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1