

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Allied Property Solution, LLC

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$117,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **RONALD H. PARKER and KIMBERLY A. PARKER, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **ALLIED PROPERTY SOLUTION, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$117,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have set their hand and seal this the 9th day of February, 2023.


RONALD H. PARKER


KIMBERLY A. PARKER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RONALD H. PARKER and KIMBERLY A. PARKER**, whose names 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of February, 2023.



NOTARY PUBLIC
My commission expires:

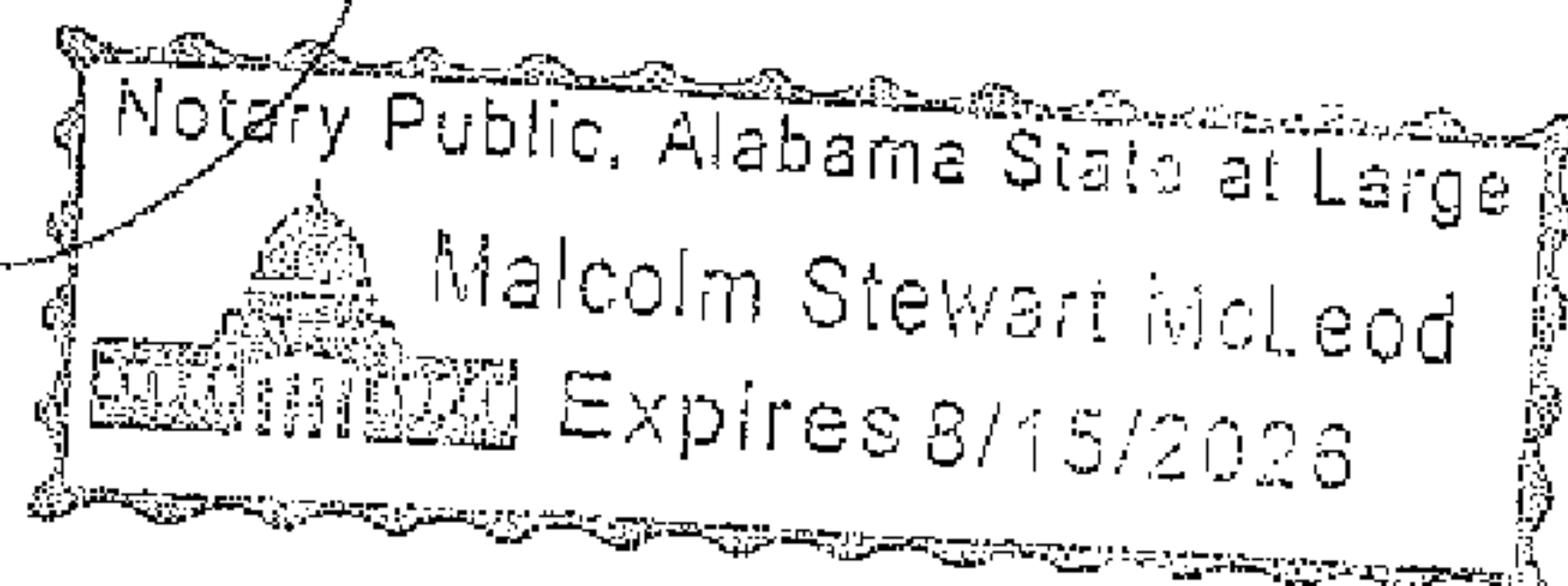


Exhibit A

Legal Description

A parcel of land in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at an iron pin on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section at the point of intersection of the East right of way of Old Valley Road; thence run South along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 297.11 feet to an iron pin; thence run North 69 degrees 25 minutes 38 seconds West 162.60 feet to an iron pin on the Easterly right of way of Old Valley Road; thence run North 32 degrees 23 minutes 22 seconds East along said road 284.18 feet (chord) to the point of beginning. Situated in Shelby County, Alabama.

Together with the beneficial rights associated with the 50' wide ingress/egress and utility easement further described as a prescriptive easement known as Brock Road created by plat recorded in Map Book 52, Page 61 in the Probate Office of Shelby County, Alabama.

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>RONALD H. PARKER and KIMBERLY A. PARKER</u>	Grantee's Name	<u>ALLIED PROPERTY SOLUTION, LLC</u>
Mailing Address	<u>2310 BROCK DRIVE BIRMINGHAM, AL 35242</u>	Mailing Address	<u>2310 BROCK DRIVE BIRMINGHAM, AL 35242</u>
Property Address	<u>2310 BROCK DRIVE BIRMINGHAM, AL 35242</u>	Date of Sale	<u>February 9, 2023</u>
		Total Purchase Price	<u>\$117,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 February 9, 2023

Print Malcolm S. McLeod

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 230150



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2023 08:11:17 AM
\$148.00 BRITTANI
20230213000036720

Form RT-1
Alabama 08/2012 LSS

Allen S. Bayl