

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
John David Carter

224 Jonesboro Circle
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWENTY FIVE THOUSAND AND NO/00 DOLLARS (\$125,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Parks Land Company, LLC** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **John David Carter and Natalie Nicole Garcia, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.



20230315000071610 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/15/2023 04:20:01 PM FILED/CERT

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, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 _____ day of February, 2023.

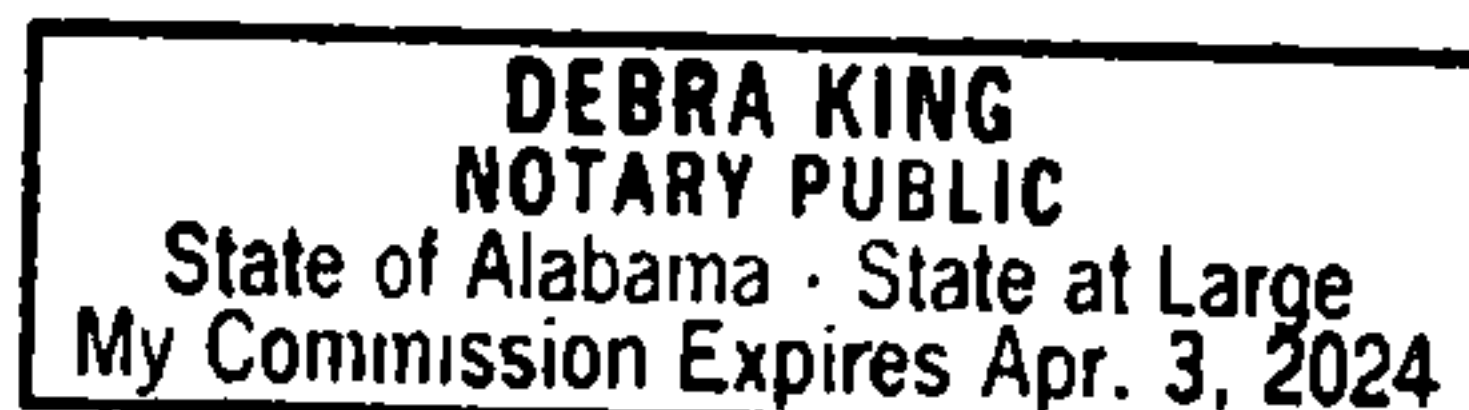


Parks Land Company, LLC
Stephen Parks, Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Stephen Parks as Managing Member of Parks Land Company, LLC**, 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 12th day of February, 2023.





Notary Public
My Commission Expires:

Shelby County, AL 03/15/2023
State of Alabama
Deed Tax: \$10.00

EXHIBIT A – LEGAL DESCRIPTION



20230315000071610 2/3 \$38.00
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Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 35, Township-21 South, Range 1 West, Shelby County, Alabama; thence North 00°17'23" West along the East line of said 1/4-1/4 section for a distance of 622.23 feet to the Point of Beginning, said point also being a point on the Easterly right of way line of Jonesboro Circle (80' ROW); thence continue along the last described course and along said right of way for a distance of 81.80 feet; thence North 89°29'26" East and leaving said right of way for a distance of 235.53 feet; thence South 00°17'23" East for a distance of 115.46 feet to a point on the Northerly right of way line of Jonesboro Circle (60' ROW); thence North 82°22'22" West along said right of way for a distance of 237.80 feet to the Point of Beginning. According to the Survey of Rodney Shiflett, dated December 15, 1999.

Together with a 1989 Southridge Countrywide II manufactured home, comprised of two (2) sections, the serial number of each section is SRP 2541 A/B is permanently affixed to the real property herein above described and is considered a part thereof.



20230315000071610 3/3 \$38.00
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Real Estate Sales Validation Form

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

Grantor's Name Parks Land Company LLC
Mailing Address 30474 Hwy 250
Wilsonville AL
35786

Grantee's Name John David Carter & Natalie Nicole
Mailing Address 224 Jonesboro Circle
Columbiana, AL
35251

Property Address 224 Jonesboro Circle
Columbiana, AL
35251

Date of Sale 2/1/2023
Total Purchase Price \$ 125,000 -

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).

at 2/12/2023

Print Debra King

Unattested _____

Sign Debra King