

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

Send Tax Notice to:

Michael D. Parker

104 Highway 22

Montevallo, AL 35115

This Instrument Prepared By:

Sandy F. Johnson

3156 Pelham Parkway

Suite 2

Pelham, AL 35124

File: PEL-22-5214

VALUE: \$57,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

BOBBIE PARKER HEADLEY, a unmarried person, **MICHAEL D. PARKER**, a unmarried person, **SUSAN PARKER NORSWORTHY**, a unmarried person, and **JONATHAN M. PARKER**, a married man (herein referred to as "Grantor," whether one or more), being the only heirs-at-law and next-of-kin of **JOSEPH C. PARKER** and **IRENE PARKER**, whose mailing address is
70 Highway 22, Montevallo, AL 35115

by **MICHAEL D. PARKER** (herein referred to as "Grantee," whether one or more), whose mailing address is

104 Highway 22, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **104 Highway 22, Montevallo, AL 35115**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "B" & "B-1" "X", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid;

that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 1st day of May, 2023.

Bobbie Parker Headley
Bobbie Parker Headley

Michael D. Parker
Michael D. Parker

Susan Parker Norsworthy
Susan Parker Norsworthy

Jonathan M. Parker
Jonathan M. Parker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Bobbie Parker Headley, Michael D. Parker, Susan Parker Norsworthy and Jonathan M. Parker, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May, 2023 ~~October 1, 2022~~

Sandy F. Johnson
Notary Public
My Commission Expires: 1/9/2027

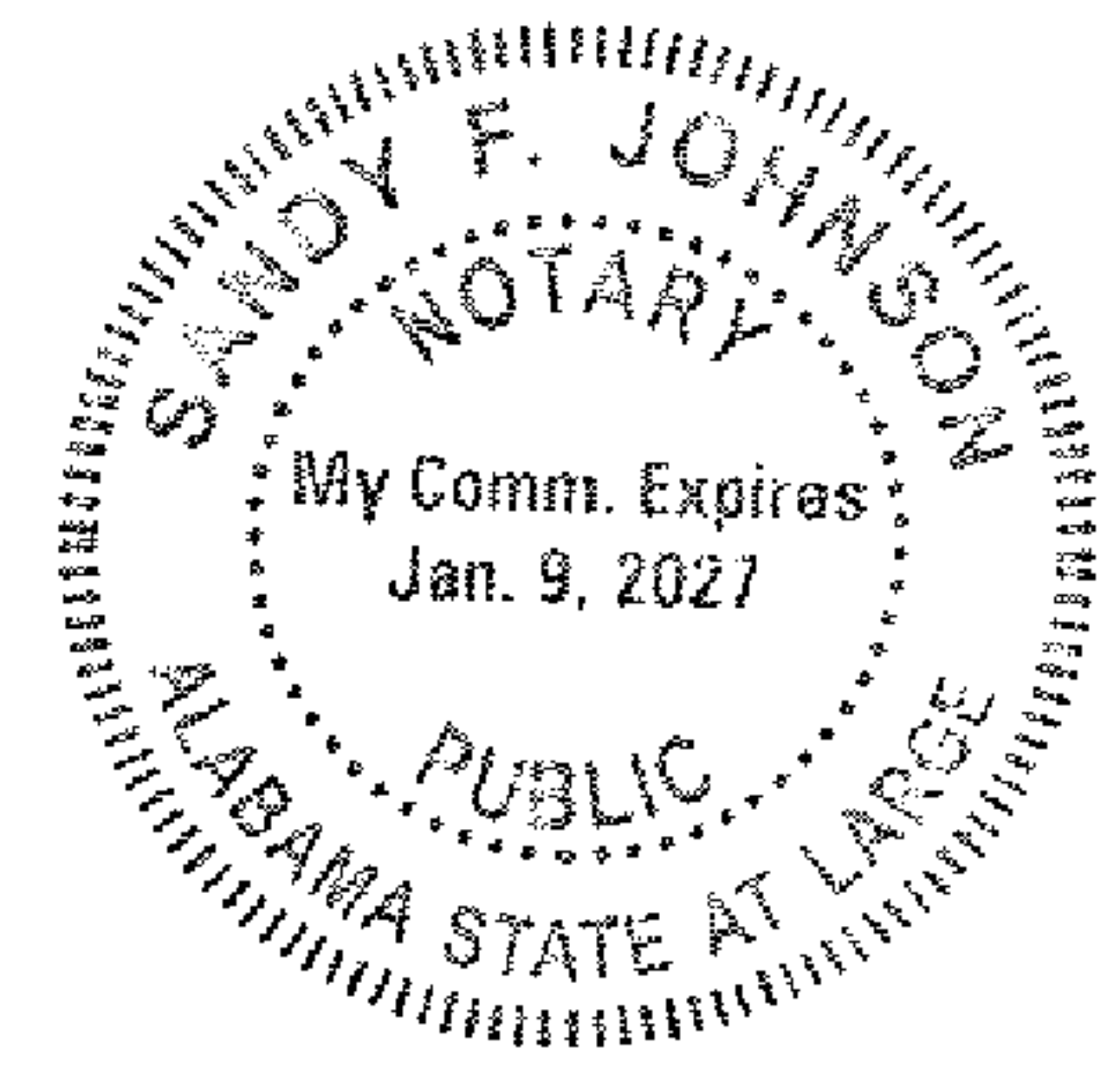


EXHIBIT "A"

Lot 2, according to the Final Plat of Parker Estates, as recorded in Map Book 57, Page 92, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

Property Address: 104 Highway 22, Montevallo, AL 35115,

HEIRSHIP AFFIDAVIT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Before me, the undersigned authority, on this day personally appeared Janet L. Johnson, (affiant), personally known to me, who after being duly sworn on oath, stated, with personal knowledge, and under penalty of perjury, the following true statement(s):

I, Janet L. Johnson, am familiar with the family history of Joseph C. Parker and Irene Parker, deceased, who were the owners of the following described property, which has an address of **104 Highway 22, Montevallo, AL 35115**, and is more particularly described in **Exhibit A** attached hereto.

My knowledge of the deceased comes through my relationship as family friend with the deceased, and I personally knew the deceased for 40 years.

Joseph C. Parker died on or about the 10th day of March, 2003, and the place of residence and homestead at the time of death was as follows:

70 Highway 22, Montevallo, AL 35115

Irene Parker died on or about the 29th day of March, 1980, and the place of residence and homestead at the time of death was as follows:

70 Highway 22, Montevallo, AL 35115

Furthermore, the decedent left surviving the following persons, as heirs or otherwise interested parties to the estate:

Children: Mary Ann Parker*, Bobbie Parker Headley, Michael D. Parker and Susan Parker Norsworthy

Adopted children: Jonathan M. Parker

*Mary Ann Parker died on or about the 21st day of June, 2022, and left Jonathan M. Parker (also designated above) as her only heir.

Decedent left no other children, adopted children, or descendants of deceased children/adopted children.

All above referenced parties are over the age of nineteen (19) and competent except the following parties:

NONE

Decedent did not leave a will that has been probated and all debts against the estate have been paid.

Affiant acknowledges that this document is to be used to determine ownership of real property and may be used in a court of law to determine ownership, as well as may be recorded in the County Probate Records.

Executed this 1st day of May, 2023.

Janet L. Johnson

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 1st day of May, 2023, by
Janet L. Johnson.

(Seal)

Sandy F. Johnson
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

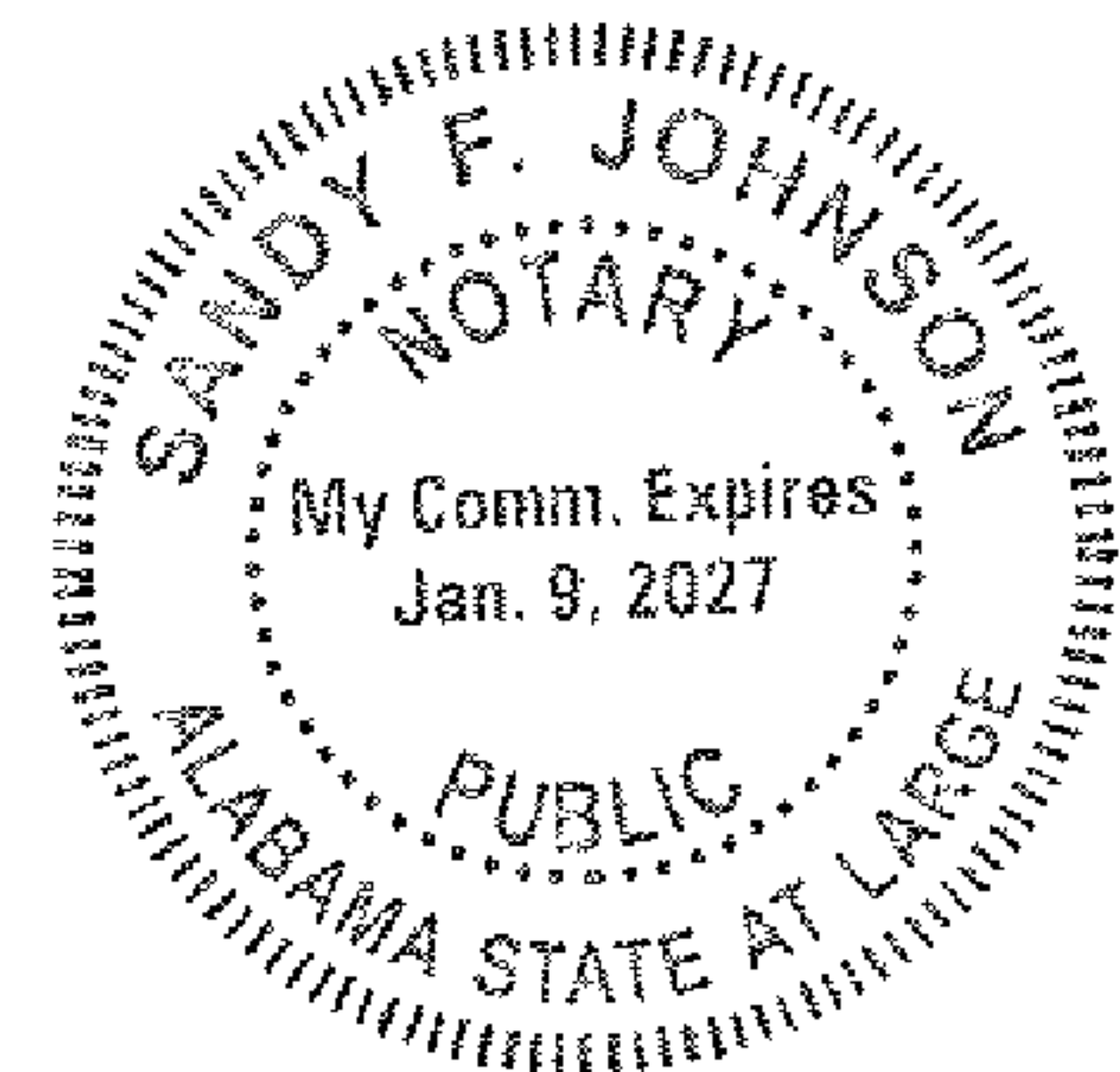


EXHIBIT "A"

Lot 2, according to the Final Plat of Parker Estates, as recorded in Map Book 57, Page 92, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B-1"

Property Address: 104 Highway 22, Montevallo, AL 35115.

HEIRSHIP AFFIDAVIT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Before me, the undersigned authority, on this day personally appeared Pleasia F. Spears, (affiant), personally known to me, who after being duly sworn on oath, stated, with personal knowledge, and under penalty of perjury, the following true statement(s):

I, Pleasia F. Spears, am familiar with the family history of Joseph C. Parker and Irene Parker, deceased, who were the owners of the following described property, which has an address of **104 Highway 22, Montevallo, AL 35115**, and is more particularly described in **Exhibit A** attached hereto.

My knowledge of the deceased comes through my relationship as family friend with the deceased, and I personally knew the deceased for 40 years.

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70 Highway 22, Montevallo, AL 35115

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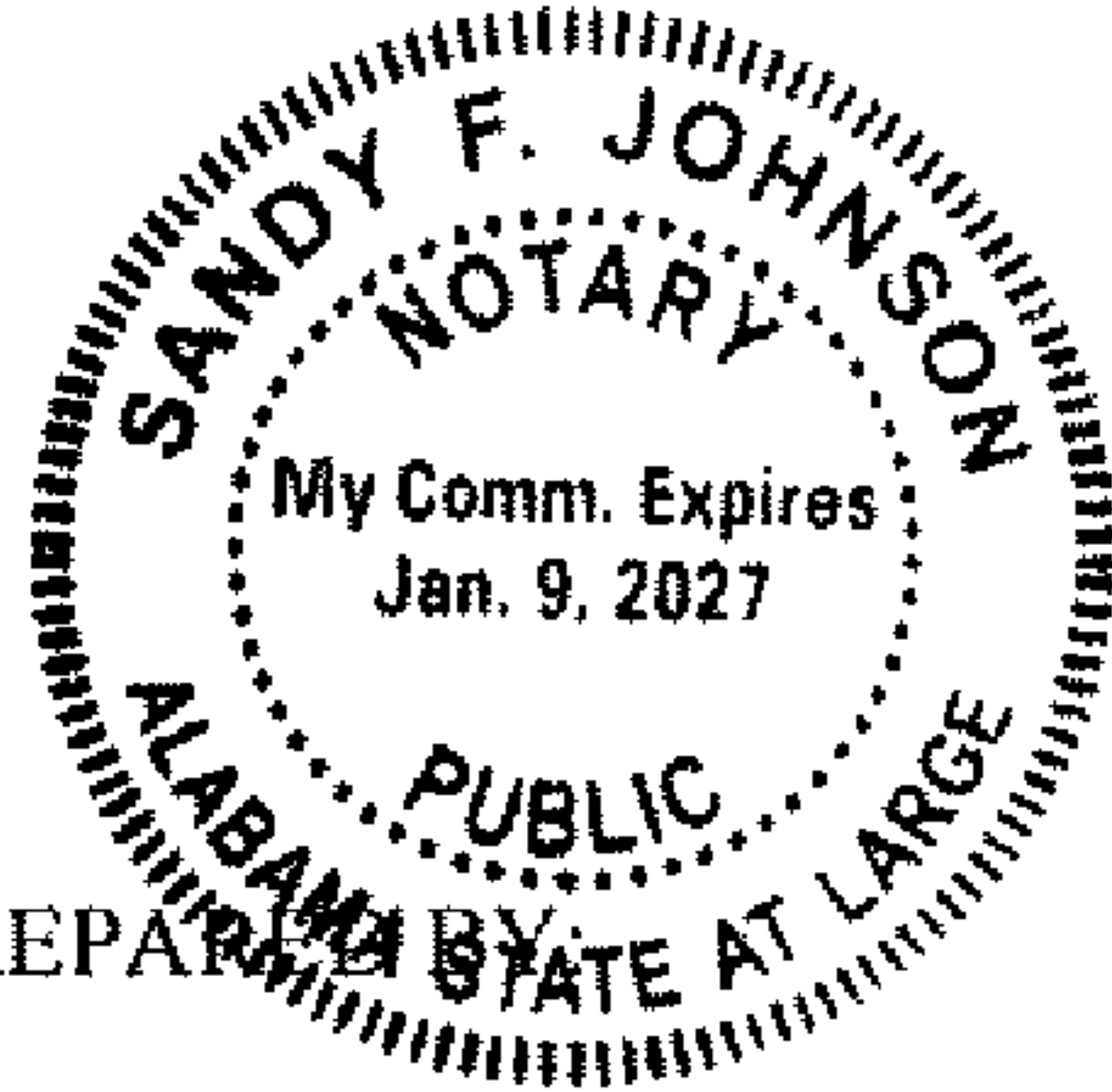
Executed this 9th day of March, 2023.

Pleasia F. Spears

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 9th day of March, 2023, by
Pleasia F. Spears

(Seal)



Sandy F. Johnson
Notary Public

THIS INSTRUMENT WAS PREPARED BY
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

EXHIBIT "A"

Lot 2, according to the Final Plat of Parker Estates, as recorded in Map Book 57, Page 92, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2023 03:42:37 PM
\$105.00 BRITTANI
20230501000128570

Allie S. Bayl