



20230919000280540 1/4 \$60.50  
Shelby Cnty Judge of Probate, AL  
09/19/2023 11:21:20 AM FILED/CERT

THIS INSTRUMENT PREPARED BY  
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Robert H. Parks and wife, Marlon J. Parks

39 Dogwood Drive

Calera, AL 35040

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One Dollar (\$1.00) and Other Good and Valuable Consideration** to the undersigned Grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

**Johnnie W. Tidwell**, un-remarried widow of Claudus E. Tidwell  
whose mailing address is 43 Dogwood Drive, Calera, AL 35040

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

**Robert H. Parks and wife, Marlon J. Parks**  
whose mailing address is 39 Dogwood Drive, Calera, AL 35040

(herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, the address of which is Dogwood Drive, Calera, AL 35040, to-wit:

That portion of the vacated right-of-way between Lots 25 and 24, as shown in the subdivision of Country View Estates, Phase I, recorded in Map Book 10, Page 10, in the Probate Records of Shelby County, Alabama, described as follows:

For point of beginning, begin at the SE corner of Lot 24 and run thence in a easterly direction to the SW corner of Lot 25; thence turn to the left and run in a northerly direction along the western boundary of Lot 25 a distance of 159.94 feet to the NW corner of Lot 25; thence turn to the left and run westerly to the NE corner of Lot 24; thence turn to the left and run southerly along the eastern boundary of Lot 24 to the point of beginning of the parcel herein described. It is intended to convey all of the right, title, and interest of Grantor in and to that certain 60' strip right-of-way which was vacated by the City of Calera on March 14, 2001.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**TO HAVE AND TO HOLD** unto the said GRANTEES their heirs and assigns forever.

Shelby County, AL 09/19/2023  
State of Alabama  
Deed Tax: \$29.50



20230919000280540 2/4 \$60.50  
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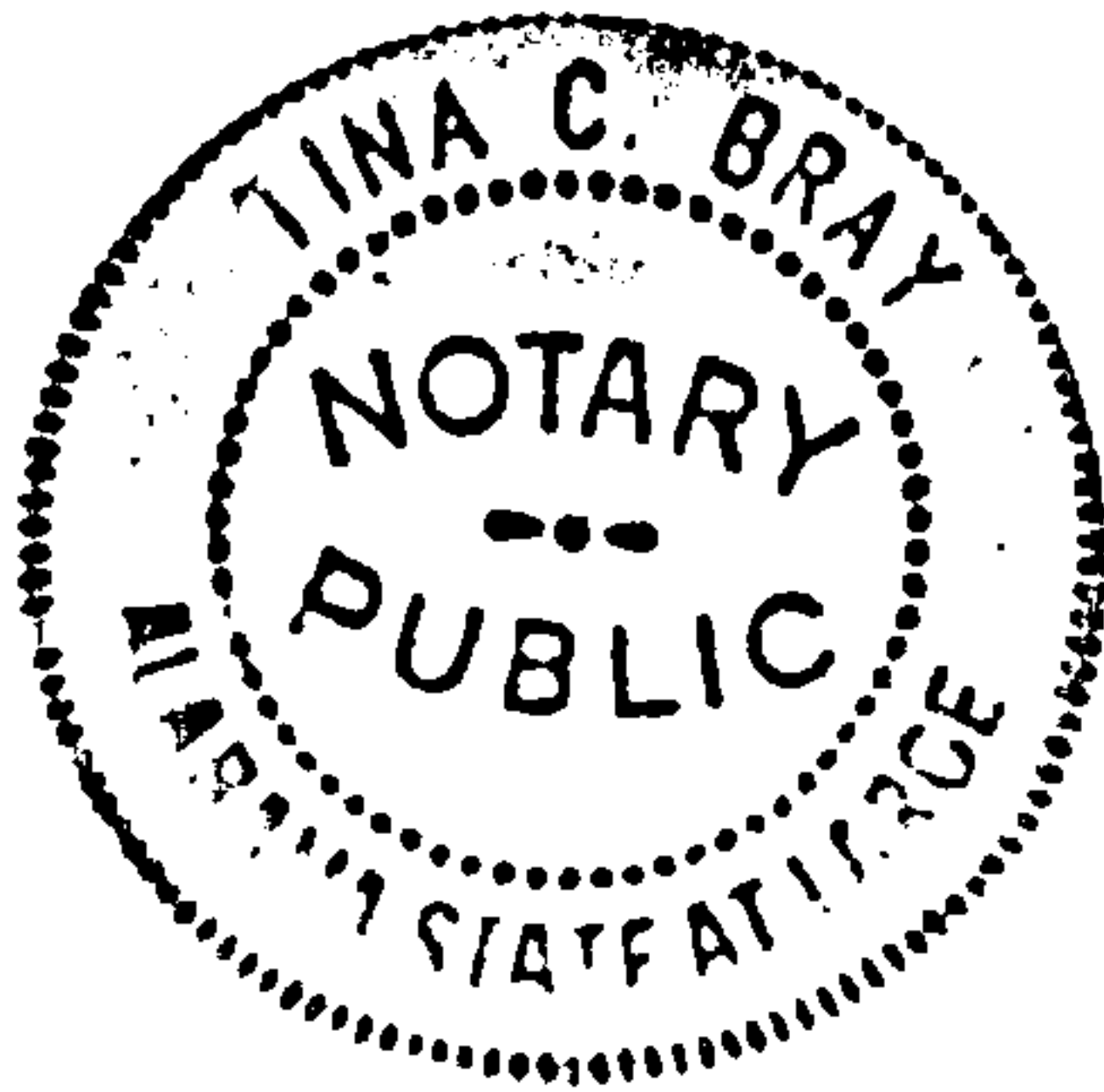
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18<sup>th</sup>  
day of September, 2023.

Johnnie W. Tidwell (SEAL)  
Johnnie W. Tidwell

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Johnnie W. Tidwell**, un-remarried widow of Claudus E. Tidwell, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of September, 2023.

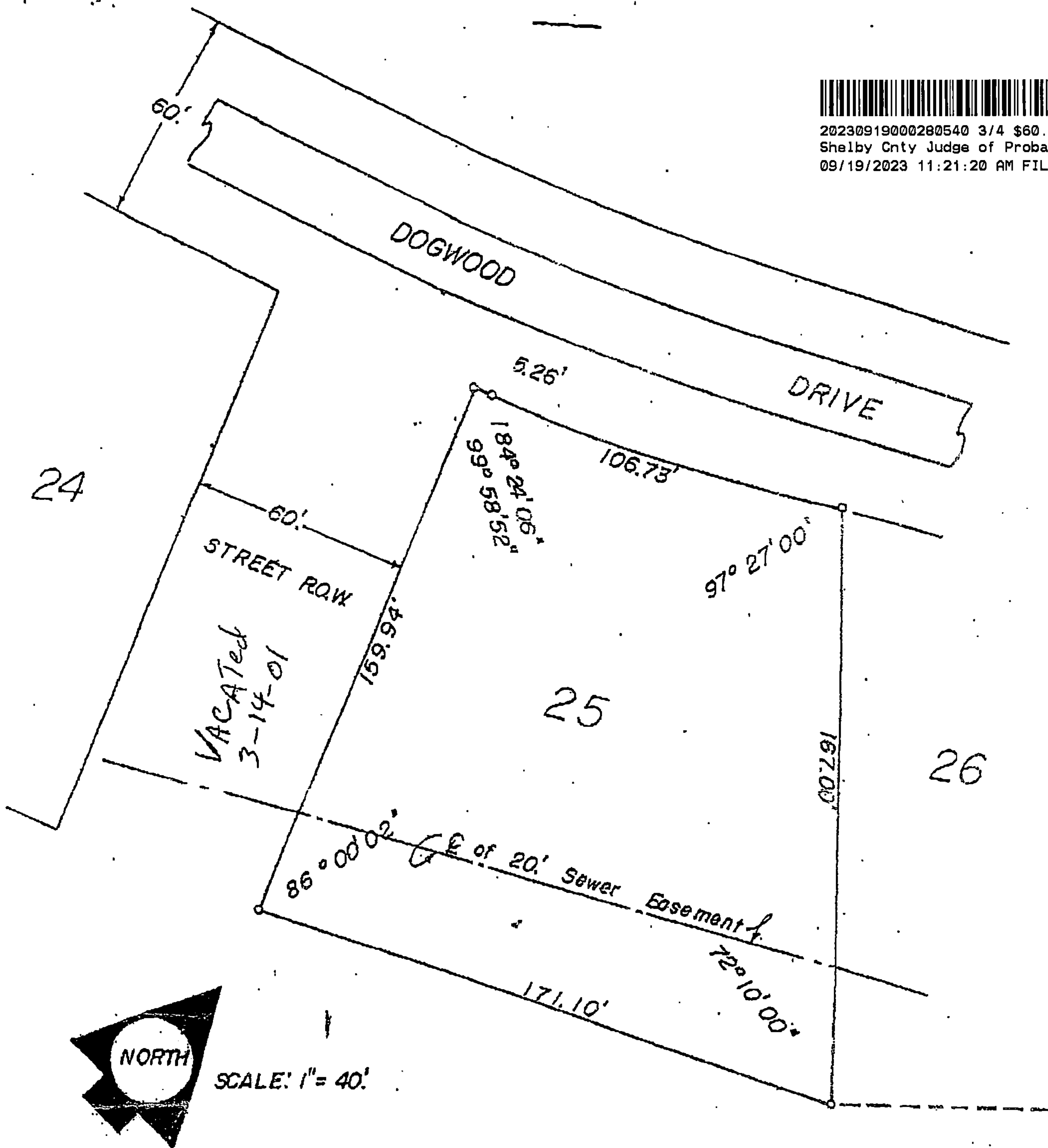


Tina C. Bray (SEAL)  
Notary Public

My Commission Expires: 7-27-27



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STATE OF ALABAMA  
COUNTY OF SHELBY

I, Joseph E. Conn, Jr, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon; That there are no visible encroachments of any kind upon the subject lot except as shown excluding utility service lines, wires, poles or pipes that serve the subject property only or that are within dedicated easements or right of ways; That steel pin or pipe corners have been found or set at all lot corners shown hereon represented by small open circles. I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Map or Panel for the area and have determined that the lot is not in a special flood prone area and that this survey and this plat meets the minimum technical standards for land surveying in the State of Alabama.

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Johnnie W. Tidwell
Mailing Address 43 Dogwood Drive
Calera, AL 35040

Grantee's Name Robert H. Parks / Marlon J. Parks
Mailing Address 39 Dogwood Drive
Calera, AL 35040

Property Address Dogwood Drive
Calera, AL 35040

Date of Sale 09- -2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 29,340.00

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
[X] Other Based on 2021 Market Value on file in the Office of the Shelby County Property Tax Commissioner

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 09- -2023

Print Johnnie W. Tidwell

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one