

This document prepared by: Dan J. Willingham, Fuller, Willingham & Carter, LLC  
413 First Avenue SW, Cullman, AL 35055

STATE OF ALABAMA

NO OPINION RENDERED

SHELBY COUNTY

NO ABSTRACT REQUESTED

Fair Market Value: \$162,800.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

EDWARD S. PARKER, an unmarried man

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

HANNAH PARKER and ZACHARY PARKER

(herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1-A, according to the survey of Melton Street Parcel 1-A, as recorded in Map Book 36, Page 32, in the Probate Office of Shelby County, Alabama.

Property Address: 224 Melton Street Montevallo, AL 35115

*This description provided to Fuller, Willingham & Carter, LLC, by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.*

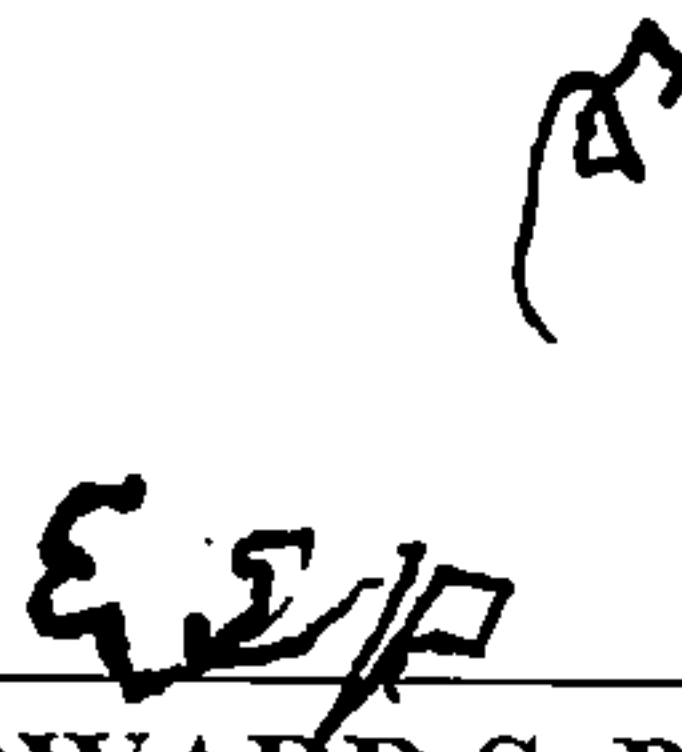
TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
6 day of January, 2024..

FULLER,  
WILLINGHAM  
& CARTER, LLC  
ATTORNEYS AT LAW  
413 FIRST AVENUE SW  
POST OFFICE BOX 1213  
CULLMAN, ALABAMA  
35056-1213

Shelby County, AL 01/08/2024  
State of Alabama  
Deed Tax:\$163.00

  
EDWARD S. PARKER



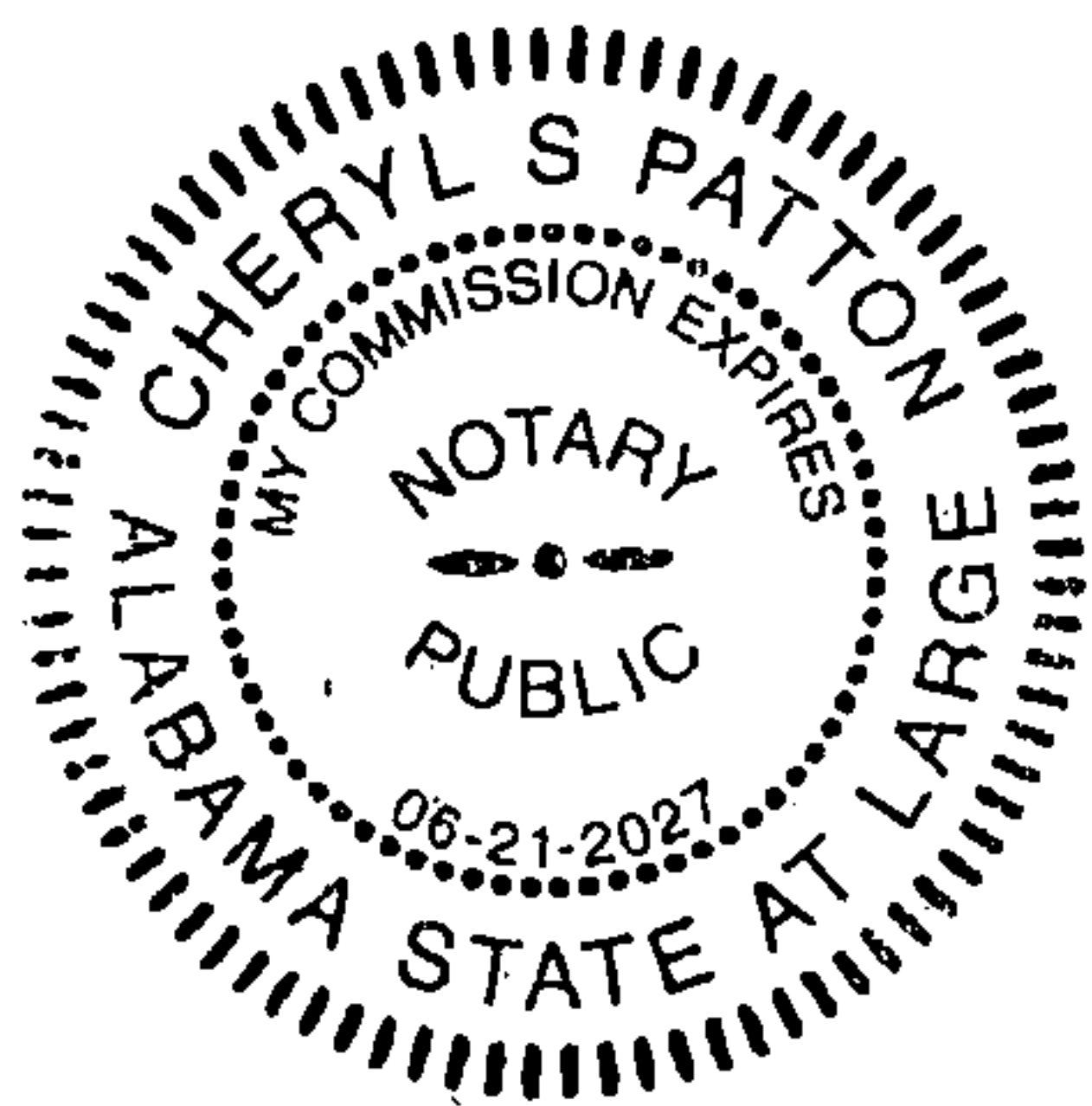
20240108000005920 2/2 \$188.00  
Shelby Cnty Judge of Probate, AL  
01/08/2024 08:44:43 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **EDWARD S. PARKER**, 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 6 day of JANUARY, 2024.



Cheryl Patton  
Notary Public  
My Commission Expires: 6/21/2027

GRANTOR(S) ADDRESS:  
224 Melton Street  
Montevallo, AL 35115

GRANTEE(S) ADDRESS AND  
SEND TAX NOTICE TO:  
Hannah Parker  
2428 Marion Street  
Columbia, SC 29201