



20240329000086830 1/3 \$166.50
Shelby Cnty Judge of Probate, AL
03/29/2024 02:23:39 PM FILED/CERT

Legal Description Furnished by Grantee
Title not examined by Preparer
Survey not obtained or viewed

Send Tax Notice to:

Ernest B. Parvin
2041 Chelsea Park Bend
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, and pursuant to the Final Judgment of Divorce rendered in Case No. DR-2022-900520, Circuit Court of Shelby County, Alabama, entered on November 9, 2023, I, Sheri Leigh Parvin, a single woman, (herein referred to as grantor) do grant, bargain, sell and convey unto Ernest B. Parvin, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama to wit:

Lot 2-62, according to the Plat of Chelsea Park, 2nd Sector, as recorded in Map Book 34, Page 22, in the Probate Office of Shelby County, Alabama

Subject to all easements, taxes, restrictions, mortgages, and rights of way of record

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs and assigns forever.

And I do for myself, and for my 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

Shelby County, AL 03/29/2024
State of Alabama
Deed Tax: \$138.50



heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 22nd day of

March, 2024.

WITNESS:

[Signature]

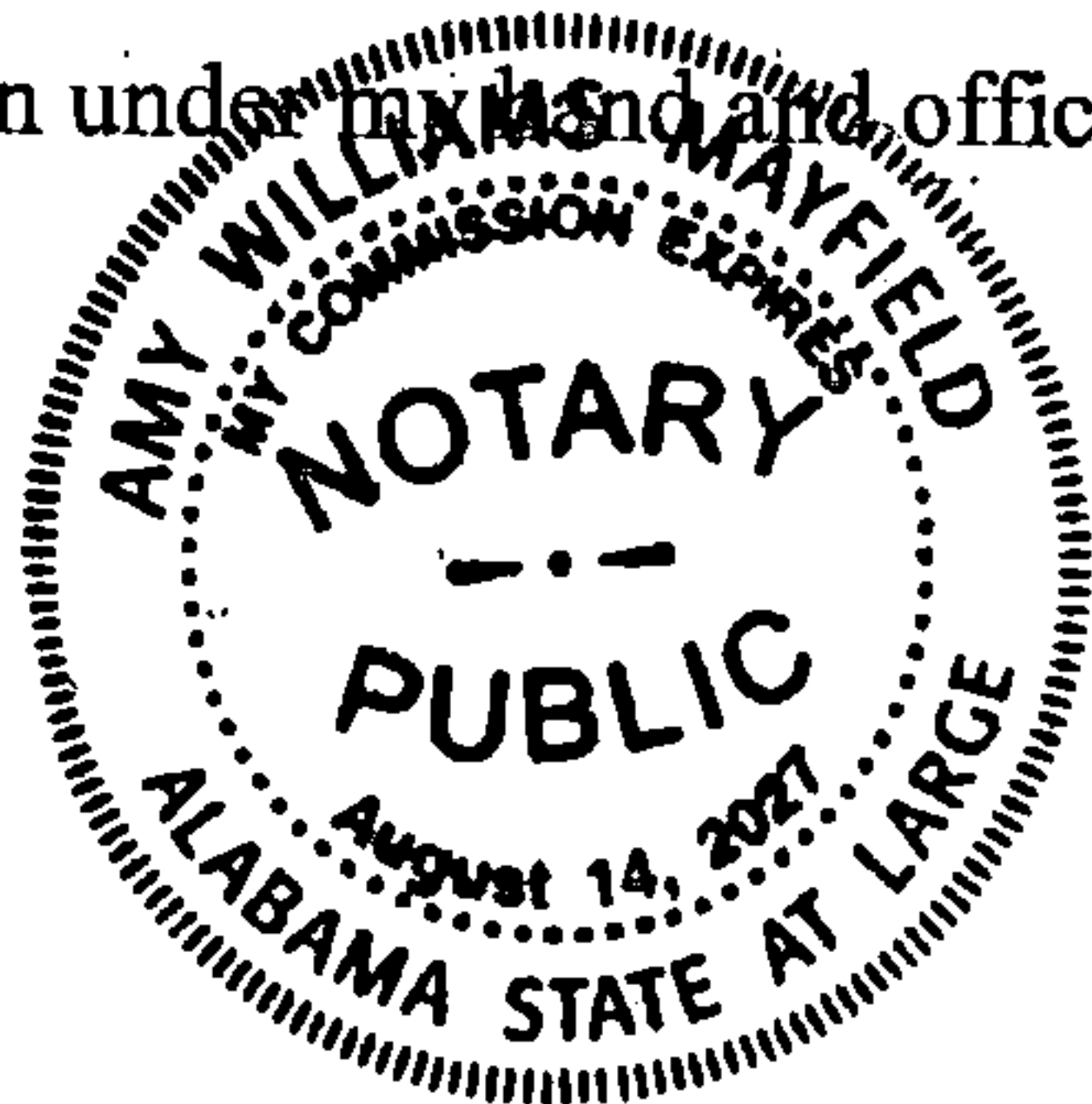
Sheri Leigh Parvin (SEAL)
Sheri Leigh Parvin

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned Notary Public in and for said County and State, hereby certify that Sheri Leigh Parvin, an unmarried woman, 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 22nd day of March, 2024.



Amy Williams Mayfield
NOTARY PUBLIC

My commission expires: August 14, 2027

This instrument was prepared by:

Michael L. Chambers
2100 First Avenue North
Suite 250
Birmingham, Alabama 35203
(205) 251-9201

Real Estate Sales Validation Form

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

Grantor's Name Steph L. PARVIN
Mailing Address 2041 Chelsea Park Bend
Chelsea, AL 35043

Grantee's Name Ernest B. Parvin
Mailing Address 2041 Chelsea Park Bend
Chelsea, AL 35043

Property Address 2041 Chelsea Park Bend
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 276,400

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 \$ 138,200
 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).

Date _____

Print Ernest B. Parvin

Sign Ernest B. Parvin

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

