WARRANTY DEED

STATE OF ALABAMA County of Shelby Send Tax Notice To:

A&LR Properties, LLC

2004 BUTLER RD

ALABASTER AL 35007

Know all men by these presents:

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND ONE HUNDRED AND 00/100 (\$ 155,100.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jessica Parson. A MARRIED PERSON (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: A&LR Properties, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 25, Block 4, according to the Survey of Willow Glen, as recorded in Map Book 7, Page 101, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

THIS IS NOT THE HOMESTEAD FO THE ABOVE GANTOR NOR HER SPOUSE SUBJECT TO RIGHT OF REDEMPTION

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this 5TH day of APRIL 2024

Jessica Parson

STATE OF <u>Alabama</u>

COUNTY <u>Jefferson</u>

General Acknowledgment

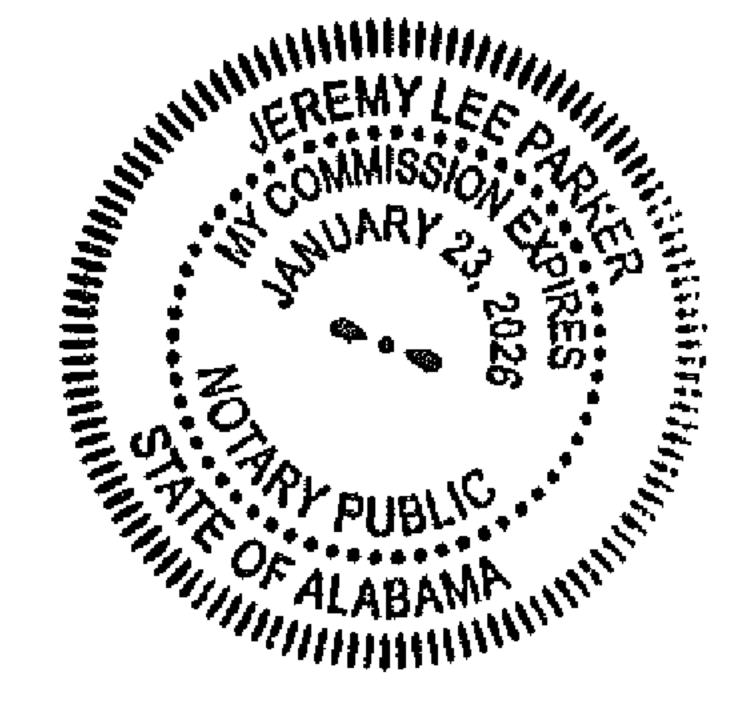
I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that Jessica Parson—whose name(s)<u>is/are</u> signed to the foregoing conveyance, and who<u>is/are</u> known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance_<u>SHE</u> executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this <u>5TH day of APRIL, 2024</u>

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC Jeremy L. Parker 1320 Alford Ave Ste 102 Birmingham, AL 35226



Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jessica Parson	Grantee's Name	A&LR Properties, LLC
Mailing Address	303 Meadowlark Place		
	Alabaster, AL 35007		2004 BUTLER RD ALABASTER AL 35007
Property Address	303 Meadowlark Place	Date of Sale	_APRIL 5, 2024
	Alabaster, AL 35007	Total Parchase Price	\$155,100.00
		Or Actual Value Or	\$
		Assessor's Market Value	\$
If the convetorm is not Grantor's ne	ime and mailing address - provide the name of	Instructions	T CONTROLLE
mailing add		Pélan magana ay magana ta milanca k	adangang dan manggang dan landan na anggang dan 1
	ame and mailing address - provide the name of		neresi to property is ocing conveyed.
	dress - the physical address of the property being - the date on which interest to the property was		
Total purch	ase price - the total amount paid for the purcha	•	ersonal, being conveyed by the
instrument o market valu If no proof i	s provided and the value must be determined, t	n appraisal conducted by a license the current estimate of fair market	ed appraiser or the assessor's current value, excluding current use
	I the property as determined by the local official libe used and the taxpayer will be penalized property.		_ , , ,
understand t	te best of my knowledge and belief that the info hat any false statements claimed on this form a 75 § 40-22-1 (h).		
Date: _0	4/05/24	Print Jessica Pary Sign:	
	(verified by)		ntee/Owner/Agent (circle one) Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2024 03:08:55 PM
\$183.50 BRITTANI

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