

Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2024-7348

Send Tax Notice To:
Gary Thomas, Jr. and Taylor Thomas
304 Baron Drive
Chelsea, AL 35043

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$475,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged Daniel J. Parkinson and Kelly M. Parkinson, Trustees of Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023 (herein referred to as GRANTOR, whether one or more), does by these presents grant, bargain, sell, and convey unto Gary Thomas, Jr. and Taylor Thomas (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 11, according to the Survey of Royal Forest as recording in Map Book 14, Page 44, Shelby County, Alabama Records.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

NOTE: \$441,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns forever, covenant with said GRANTEES, their heirs, executors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Daniel J. Parkinson, as Trustee who is (are) authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of May, 2024.

Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023

By: *[Signature]* Trustee
Daniel J. Parkinson, Trustee
By: *[Signature]* Trustee
Kelly M. Parkinson, Trustee

State of Alabama
County of Jefferson

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that, Daniel J. Parkinson and Kelly M. Parkinson, whose name(s) as, Trustees of Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023, is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 20th day of May, 2024.

[Signature]
Notary Public: Cynthia A. Martin
My Commission Expires: May 27, 2024

CYNTHIA A. MARTIN
MY COMMISSION EXPIRES
MAY 27, 2024
NOTARY PUBLIC
STATE OF ALABAMA

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

Grantor's Name	<u>Daniel J. Parkinson and Kelly M. Parkinson,</u>	Grantee's Name	<u>Gary Thomas, Jr. and Taylor Thomas</u>
	<u>Trustees of Daniel J. Parkinson and Kelly M. Parkinson Family</u>	Mailing Address	<u>1725 Southwest 13th Court</u>
	<u>Trust dated October 6, 2023</u>		<u>Fort Lauderdale, FL 33312</u>
Mailing Address	<u>PO BOX 214</u>	Date of Sale	<u>May 20, 2024</u>
	<u>Vandiver, AL 35176</u>	Total Purchase Price	<u>\$475,000.00</u>
Property Address	<u>304 Baron Drive</u>	Or	
	<u>Chelsea, AL 35043</u>	Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	Other:
<input checked="" type="checkbox"/> Sales Contract		
<input type="checkbox"/> Closing Statement		

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).

Name: Daniel J. Parkinson and Kelly M. Parkinson, Trustees of Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023
Date: 20th day of May, 2024

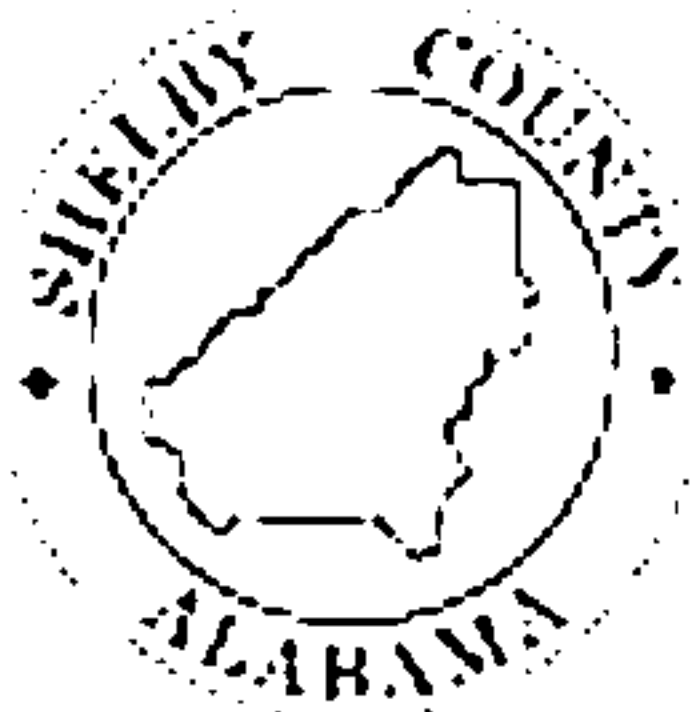
Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023

By: [Signature]
Daniel J. Parkinson, Trustee

By: [Signature]
Kelly M. Parkinson, Trustee

(Verified)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2024 08:10:44 AM
\$59.50 PAYGE
20240521000149350

Allie S. Bayl