

Send Tax Notice to:



20240614000178620 1/4 \$288.00
Shelby Cnty Judge of Probate, AL
06/14/2024 11:18:32 AM FILED/CERT

WARRANTY DEED

(With Life-Estate)

STATE OF ALABAMA
COUNTY OF SHELBY

This Indenture made this 27th day of July, 2021 between **WILLIE JAMES PARKER, SR.**, hereinafter referred to as Grantors, and **WILLIE JAMES PARKER, JR. and JERRY WAINE PARKER**, hereinafter referred to as Grantee.

WITNESSETH, Grantors, in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable considerations to them paid by the Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the Grantee, the following described real estate situated in SHELBY County, Alabama:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA. MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 1" PIPE FOUND, PURPORTED TO BE THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER. THENCE FROM THE POINT OF COMMENCEMENT, ALONG AND WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, NORTH 88 DEGREES 40 MINUTES 29 SECONDS EAST, A DISTANCE OF 297.00 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 61.34 FEET TO AN IRON PIN SET (THIS IRON PIN AND ALL SUBSEQUENT IRON PINS REFERRED TO AS SET ARE 5/8" REBAR WITH AN ORANGE PLASTIC CAP, STAMPED "JOHN SCHAFFER PLS # 31150") ON THE SOUTHEASTERLY MARGIN OF A 60' RIGHT-OF-WAY FOR HIGHWAY 338, AT THE **POINT OF BEGINNING** FOR THE TRACT HEREIN DESCRIBED. THENCE FROM THE POINT OF BEGINNING, ALONG AND WITH SAID SOUTHEASTERLY MARGIN, NORTH 47 DEGREES 09 MINUTES 53 SECONDS EAST, A DISTANCE OF 205.53 FEET TO AN IRON PIN SET ON SAID SOUTHEASTERLY MARGIN; THENCE LEAVING SAID SOUTHEASTERLY MARGIN, SOUTH 41 DEGREES 07 MINUTES 06 SECONDS EAST, A DISTANCE OF 97.47 FEET TO AN IRON PIN SET; THENCE NORTH 88 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 485.21 FEET TO A 1/2" YELLOW CAPPED REBAR FOUND, STAMPED "R & C PC CA 0114 LS; THENCE SOUTH 00 DEGREES 23 MINUTES 13 SECONDS WEST, A DISTANCE OF 767.84 FEET TO AN IRON PIN SET; THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS WEST, A DISTANCE OF 342.10 FEET TO A 5/8" RED CAPPED REBAR FOUND, STAMPED "WEYGAND CA 54"; THENCE NORTH 00 DEGREES 12 MINUTES 48 SECONDS WEST, A DISTANCE OF 373.31 FEET TO A POINT IN A POND (PASSING A WITNESS 5/8" RED CAPPED REBAR FOUND, STAMPED "WEYGAND CA 54" AT 333.39 FEET); THENCE SOUTH 89 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 350.00 FEET TO A 5/8" RED CAPPED REBAR FOUND, STAMPED "WEYGAND CA 54" (PASSING A WITNESS 5/8" RED CAPPED REBAR FOUND, STAMPED "WEYGAND CA 54" AT 25.73 FEET); THENCE NORTH 00 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 319.06 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 9.234 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS / EGRESS & UTILITIES, 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A 1 INCH PIPE FOUND, PURPORTED TO BE THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER. THENCE SOUTH 89 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 304.61 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF SHELBY COUNTY HIGHWAY 338, THE POINT OF BEGINNING FOR THE EASEMENT HEREIN DESCRIBED; THENCE FROM THE POINT OF BEGINNING, SOUTH 23 DEGREES 57 MINUTES 25 SECONDS EAST, A DISTANCE OF 173.03 FEET TO A POINT; THENCE SOUTH 10 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 82.43 FEET TO THE FIRST POINT OF INTERSECTION OF THE CENTERLINE OF SAID EASEMENT; THENCE CONTINUE SOUTH 10 DEGREES 26 MINUTES 40 SECONDS WEST, A DISTANCE OF 102.03 FEET TO A POINT; THENCE SOUTH 09 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 29.20 FEET TO THE POINT OF TERMINATION OF THE WESTERN PORTION OF EASEMENT AT THE NORTH LINE OF TRACT 2; THENCE RETURN TO THE SAID FIRST POINT OF INTERSECTION, THENCE FROM SAID POINT, SOUTH 39 DEGREES 19 MINUTES 26 SECONDS EAST, A DISTANCE OF 209.73 FEET TO A POINT; THENCE SOUTH 72 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 173.58 FEET TO A POINT; THENCE SOUTH 00 DEGREES 12 MINUTES 48 SECONDS EAST, A DISTANCE OF 297.88 FEET TO THE SECOND POINT OF INTERSECTION OF SAID EASEMENT;

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THENCE FROM SAID SECOND POINT OF INTERSECTION, NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST, A DISTANCE OF 331.99 FEET TO THE POINT OF TERMINATION ON THE EAST LINE OF TRACT 5; THENCE RETURN TO THE SAID SECOND POINT OF INTERSECTION, THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS WEST, A DISTANCE OF 359.99 FEET TO THE POINT OF TERMINATION ON THE WEST LINE OF TRACT 3; MAY ALSO BE SUBJECT TO EASEMENTS FOR OVERHEAD UTILITY LINES AND ANY OTHER RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS THAT EXIST, RECORDED OR UNRECORDED.

Source of Title: Deed Recorded in Shelby County, Alabama in Book 323 Page 523.

Except, however, that the grantor, WILLIE JAMES PARKER, SR., herein reserves, and it is hereby expressly agreed that he shall have for himself and his assigns, the full possession, benefit, and use of the above-described premises, as well as of the rents, issues, and profits thereof, for and during his natural life, hereby reserving a Life-Estate.


Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

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

And the Grantors will forever warrant and defend the title to it to the Grantee, and to their representatives and assigns from every lawful claim whatsoever.

IN TESTIMONY WHEREOF, the Grantor, **WILLIE JAMES PARKER, SR.**, has signed and sealed these presents on the date above written.


Willie James Parker, Sr., Grantor

STATE OF ALABAMA)
MARSHALL COUNTY)

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Willie James Parker, Sr., 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 it voluntarily on the day it bears date.

Given under my hand, this 27th day of July, 2020.

PAUL SECKEL
NOTARY PUBLIC
STATE OF ALABAMA
MARSHALL COUNTY
COMMISSION JAN. 26, 2024


Notary Public

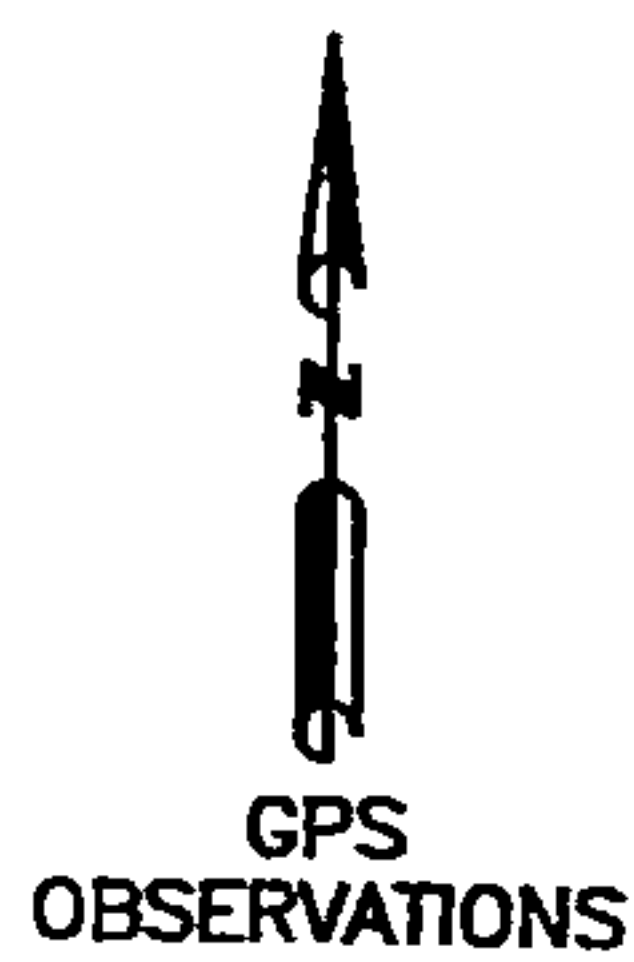
My Commission Expires: 1/26/22

THIS DOCUMENT PREPARED BY:



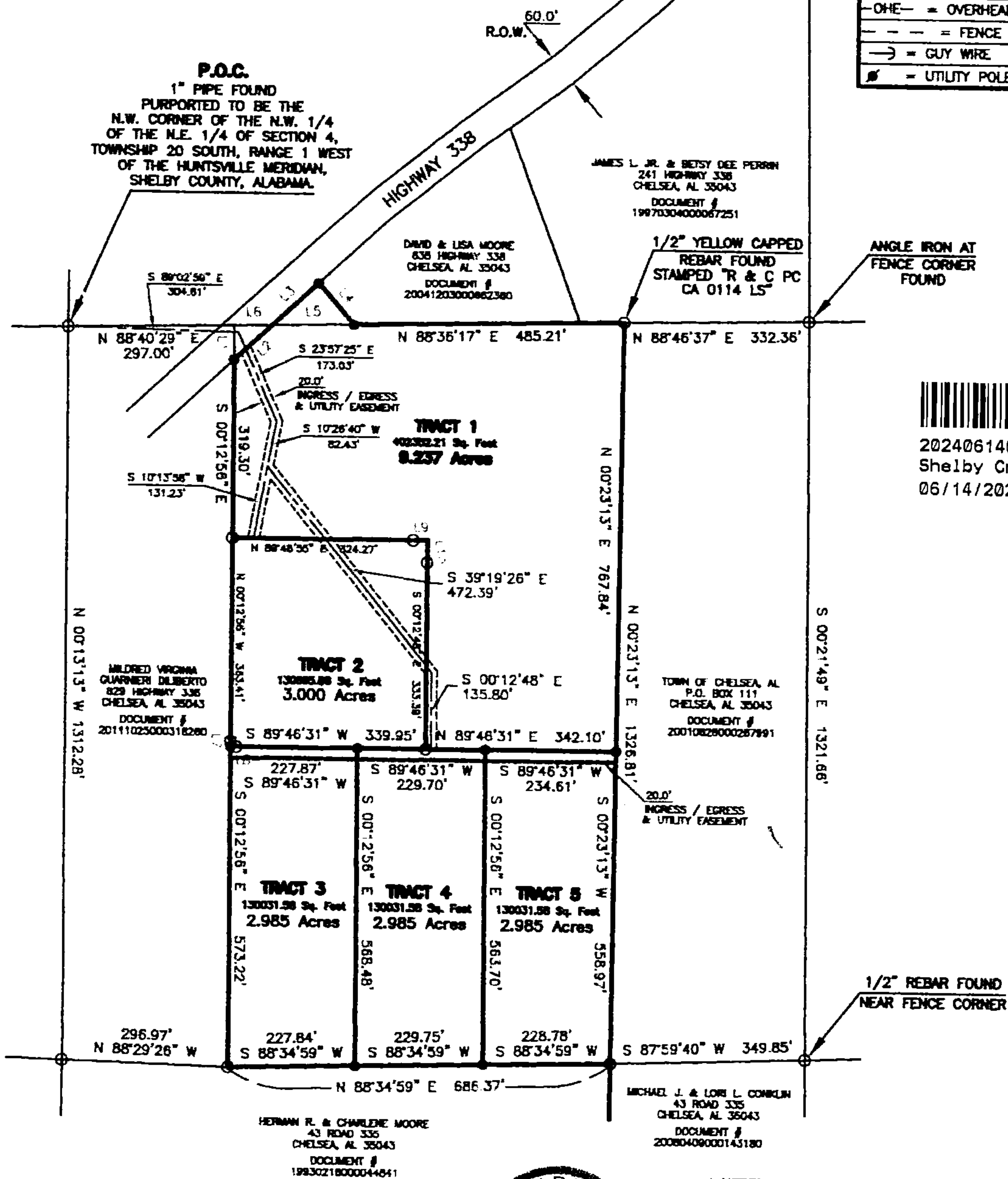
Emily S. Jolley- Seckel, Esquire
1320 Gunter Ave. Suite A
Guntersville, AL 35976
256-571-1529 (p) 256-486-9660 (f)
www.guntersvillelaw.com

The drafter makes no warranty that the description referenced by this document is correct or that the grantor is the owner 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.



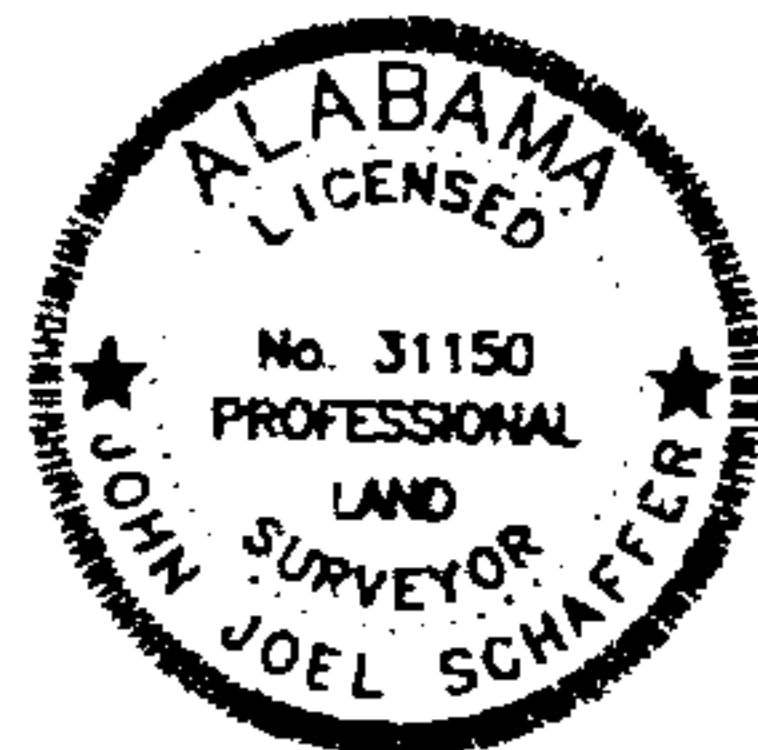
LINE	BEARING	DISTANCE
L1	S 00°12'56" E	61.34'
L2	N 47°09'53" E	92.53'
L3	N 47°09'53" E	113.00'
L4	S 41°07'08" E	97.47'
L5	S 88°40'29" W	14'00"
L6	S 88°40'29" W	68.10'
L7	S 00°12'03" E	9.94'
L8	N 89°46'31" E	10.13'
L9	N 89°46'55" E	25.73'
L10	S 00°12'48" E	39.92'

LEGEND	
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
R.O.W.	= RIGHT OF WAY
E.O.P.	= EDGE OF PAVEMENT
○	= IRON PIN FOUND
●	= 5/8" CAPPED IRON PIN SET
□	= CONCRETE MONUMENT FOUND
■	= CONCRETE MONUMENT SET
-SS-	= SANITARY SEWER LINE
-ST-	= STORM SEWER LINE
-OHE-	= OVERHEAD ELECTRIC LINE
- - -	= FENCE LINE
->	= GUY WIRE
⊥	= UTILITY POLE



GENERAL NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING RIGHT OF WAYS, EASEMENTS OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
2. NO ATTEMPT WAS MADE TO LOCATE SUBSURFACE STRUCTURES EXCEPT AS SHOWN.
3. PROPERTY SUBJECT TO A RIGHT OF WAY FOR HIGHWAY 338.
4. PROPERTY MAY BE SUBJECT TO AN EASEMENT FOR OVERHEAD ELECTRIC LINE AND OTHER RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS RECORDED OR UNRECORDED.
5. ALL IRON PINS SET ARE #5 (5/8") REBAR WITH AN ORANGE PLASTIC CAP STAMPED "JOHN SCHAFER PLS #31150".
6. SEE ATTACHMENTS "A - E" FOR LEGAL DESCRIPTIONS.



I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SURVEYOR'S SIGNATURE: _____ DATE: _____

DRAWING NOT VALID UNLESS SIGNED IN RED INK

JOHN JOEL SCHAFER, PLS 255 HICKORY DRIVE ALBERTVILLE, ALABAMA 35951 HOME 256-878-4611 CELL 256-679-1924	
BOUNDARY SURVEY FOR WILLIE PARKER & FAMILY	
W.O. # 009-15	REFERENCE W.O. # N/A
DRAWING DATE : 01/07/2016	FIELD DATE : 12/03/2015
DRAWING SCALE : 1" = 200'	FIELD BOOK # GPS FILE
DRAWN BY : J. SCHAFER	FIELD WORK BY : JJS/TMS
REVISION DATE : N/A	CHECKED BY : JJS
DEED/PLAT REFERENCE : DEED BOOK 323 PAGE 523	



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Real Estate Sales Validation Form

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

Grantor's Name Willie James PARKER, JR.
Mailing Address 715 HWY 338
CHelsea, AL.
35043

Grantee's Name Willie James PARKER, JR.
Mailing Address 715 HWY 338
CHelsea, ALA.
35043

Property Address 715 HWY 338
CHelsea, ALA.
35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 256,610.00
or
Assessor's Market Value \$ _____

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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).

Date _____
Unattested _____
(verified by) _____
Print Willie James PARKER, JR.
Sign Willie James Parker Jr.
(Grantor/Grantee/Owner/Agent) circle one