

Send Tax Notice to:  
Steven Saunders and Amanda  
Saunders

7354 Georgia Ave  
Fairchild Air Force Base, WA 99011

File: BHM-24-3255

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Bradford Y. Parnell and Kristi W. Parnell, Trustees of The Parnell Family Trust Dated 5/24/21 and any amendments thereto (herein referred to as "Grantor," whether one or more)**, whose mailing address is 206 County Road 96., Unit 100. Crane Hill, AL 35053

by **Steven Saunders and Amanda Saunders (herein referred to as "Grantee," whether one or more)**, whose mailing address is

7354 Georgia Avenue, Fairchild Air Force Base, WA 99011

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **105 Grove Hill Drive, Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$323,493.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 3<sup>rd</sup> day of July, 2024

The Parnell Family Trust Dated 5/24/21 and any amendments thereto

By: Bradford Y. Parnell  
Bradford Y. Parnell, Trustee

By: Kristi W. Parnell  
Kristi W. Parnell, Trustee

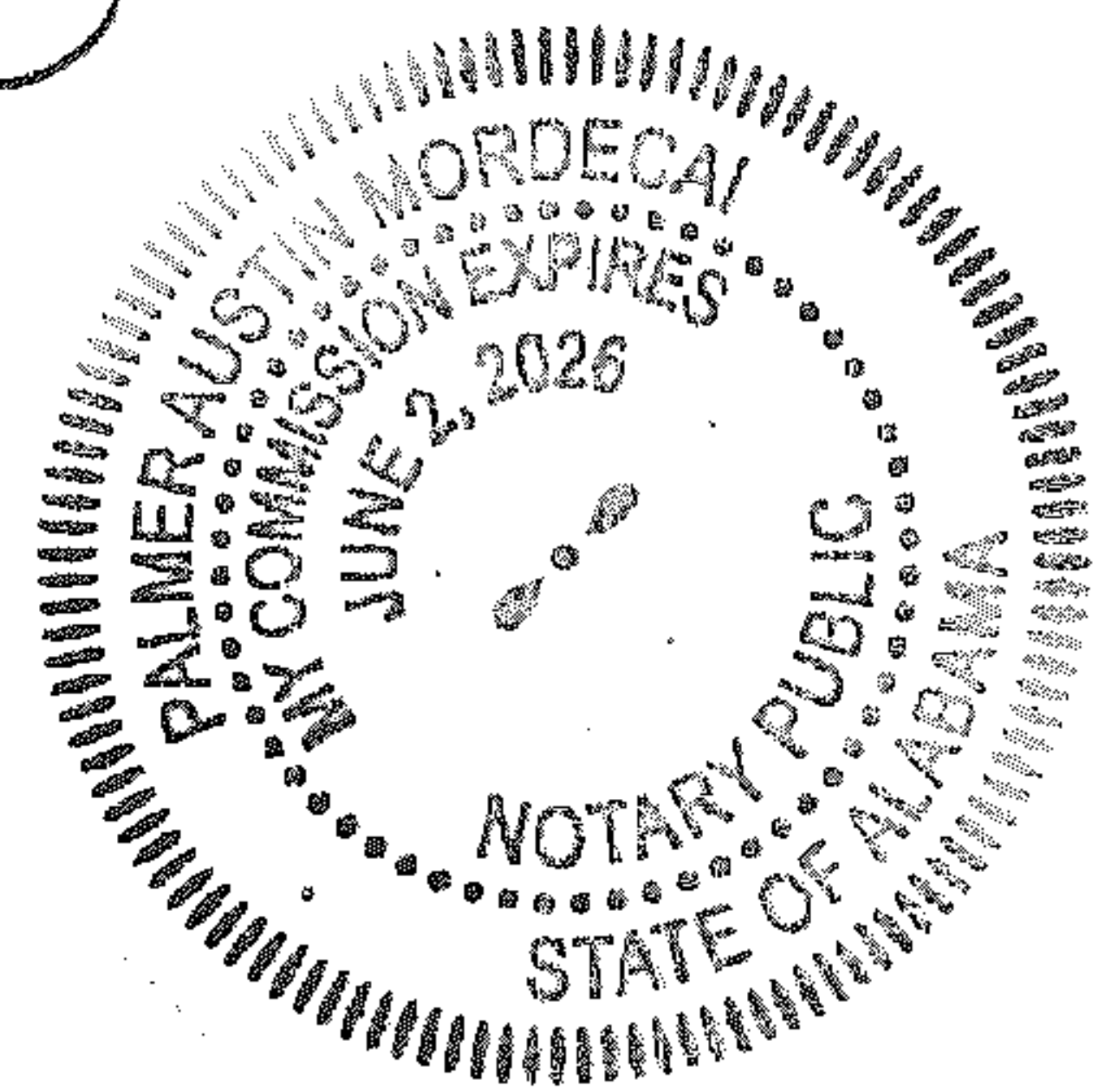
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bradford Y. Parnell**, whose name(s) as **Trustee(s)** of **The Parnell Family Trust Dated 5/24/21 and any amendments thereto**, 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(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s)** of **The Parnell Family Trust Dated 5/24/21 and any amendments thereto**, on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of July, 2024

Palmer Austin Mordecai  
Notary Public

Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 14, according to the Survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, Page 169, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



File No.: BHM-24-3255

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/10/2024 08:16:08 AM**  
**\$61.00 BRITTANI**  
**20240710000207780**  
General Warranty Deed – LE - JTROS (AL)

*Allie S. Boyd*