



20240723000225000 1/3 \$334.50  
Shelby Cnty Judge of Probate, AL  
07/23/2024 09:48:29 AM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Melanie P. Grinney  
3829 Brook Hollow Lane  
Birmingham, AL 35243

STATE OF ALABAMA            )  
  
COUNTY OF SHELBY         )

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Three Hundred Six Thousand Two Hundred Fifty and No/100 (\$306,250.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert P. Parker, Jr., an unmarried man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey all of his undivided one fourth (1/4) interest unto the GRANTEE, **Melanie P. Grinney** hereinafter referred to as GRANTEE), her heirs and assigns, in the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Lot 4, according to the Survey of Wehapa Land Company, which map is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, Page 61.

Less and Except:

That part of Lot 4, according to the Survey of Wehapa Land Company, Inc., recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, Page 61, further described as beginning at the Northwesternly intersection of the lot line separating Lots 3 (Hulsey) and 4 (Parker) and the perimeter line; then in a Southerly direction along the perimeter line a distance of 36 feet to a point; then in an Easterly direction to the Easterly point on the lot line separating Lots 3 and 4; then Westerly along the original lot line as shown on the recorded plat 299.02 feet to the Point of Beginning.

Subject To:

1. Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
2. Existing covenants and restrictions, easements, building lines and limitations of record.

Melanie P. Grinney, the Grantee herein, is one and same person as Melanie M. Parker, one of the grantees in those certain deeds recorded in Instrument No. 2000-05222, Instrument No. 2000-05223 and Instrument No. 2000-05224, on February 18, 2000, in the Probate Office of Shelby County, Alabama.

The preparer of this instrument makes no representation as to the status of the title conveyed herein. Legal description provided by Grantor and Grantee. No current title search performed nor requested.

Shelby County, AL 07/23/2024  
State of Alabama  
Deed Tax: \$306.50



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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors and assigns covenants with GRANTEE, and with GRANTEE'S heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S her heirs, successor and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **22nd** day of **July, 2024**.

Robert P. Parker, Jr.

STATE OF ALABAMA)

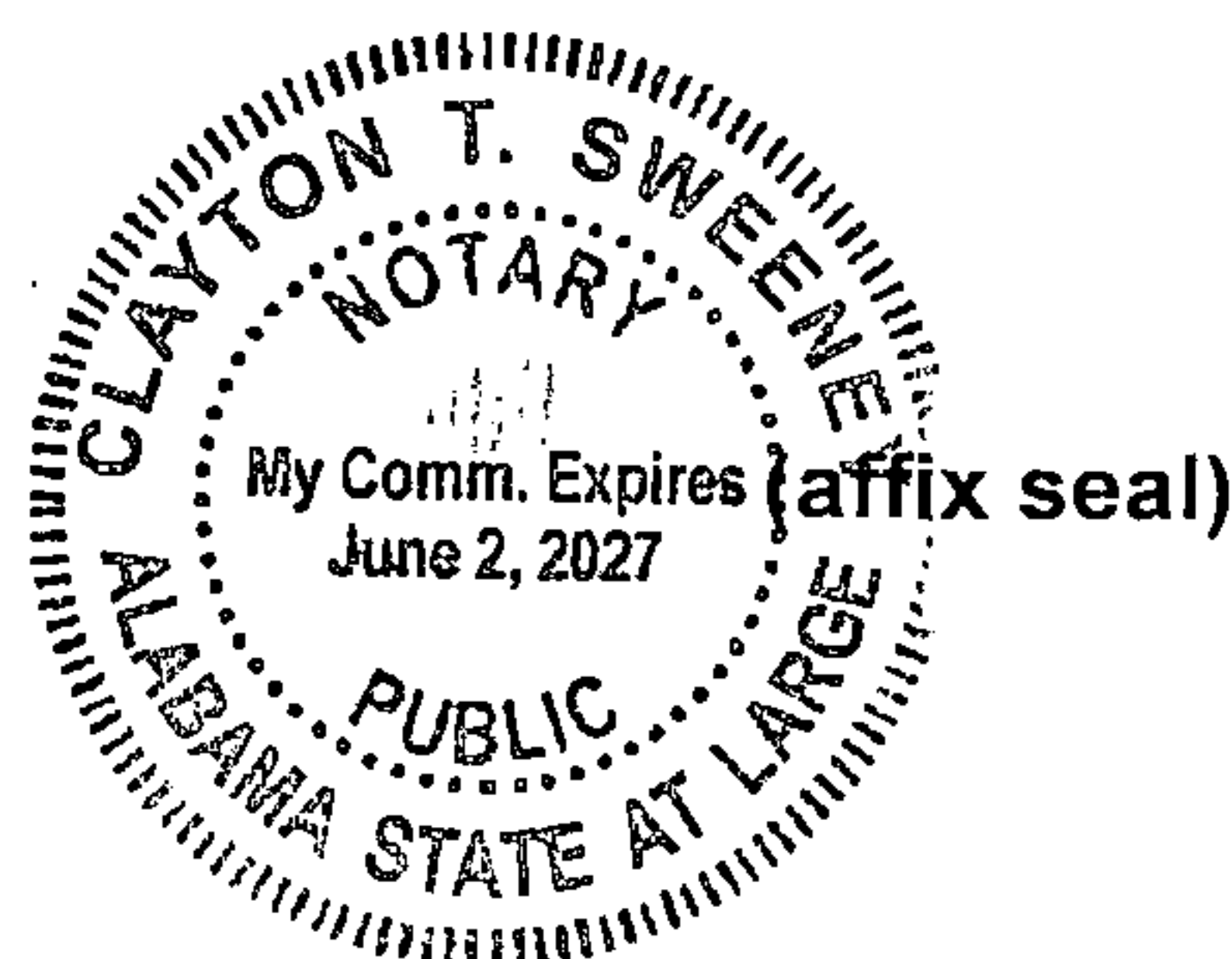
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert P. Parker, Jr., an unmarried man, 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 Instrument he, signed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 06-02-2027







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**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Sec*

Grantor's Name	Robert P. Parker, Jr.	Grantee's Name	Melanie P. Grinney
Mailing Address	2616 Beverly Drive Birmingham, AL 35223	Mailing Address	3829 Brook Hollow Lane Birmingham, AL 35243
Property Address	2636 Wehapa Circle Leeds, AL 35094	Date of Sale	July 22, 2024
		Total Purchase Price	\$ 306,250.00
		or	
		Actual Value	\$
		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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other --                              |
| <input checked="" 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).

Date _____	Print <u>Melanie P. Grinney</u>
<u>                    </u> Unattested	Sign <u></u>
<u>                    </u> (verified by)	(Grantor/Grantee/Owner/Agent) circle one