

This instrument prepared without
benefit of title evidence by:
Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
William Nathan Parrot
340 Strathaven Circle
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the distribution of the Estate of LINDA H. MARTIN, deceased, in accordance with her will probated in Case No. PR-2024-000193 in the Probate Court of Shelby County, Alabama, the undersigned, WILLIAM NATHAN PARROT, personal representative of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to him in said will does grant, bargain, sell and convey unto WILLIAM NATHAN PARROT (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

LOT 1707, ACCORDING TO THE SURVEY OF THE STRATHAVEN AT BALLANTRAE, PHASE 6 AS RECORDED IN MAP BOOK 44, PAGE 97, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 22 day of JULY, 2024.

William N. Parrot
WILLIAM NATHAN PARROT
as personal representative

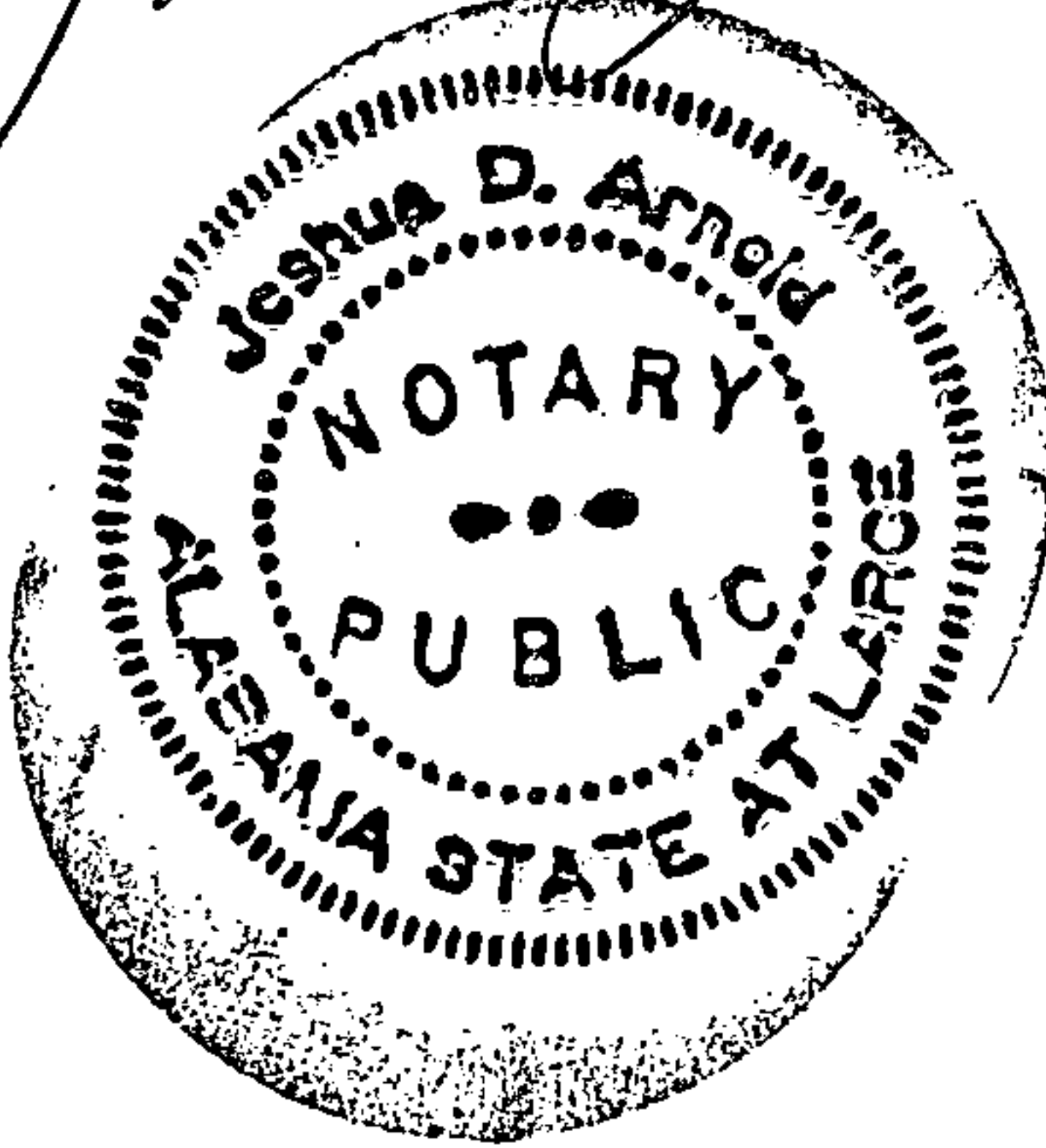
STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM NATHAN PARROT, whose name as personal representative of the Estate of LINDA H. MARTIN, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22ND day of July, 2024.

Joshua D. Arnold
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name	William Nathan Parrott, Personal Rep	Grantee's Name	William Nathan Parrott
Mailing Address	<u>340 Strathaven Circle</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>340 Strathaven Circle</u> <u>Pelham, AL 35124</u>
Property Address	<u>340 Strathaven Circle</u> <u>Pelham, AL 35124</u>	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ <u>503,000.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other - Estate Deed
☐ 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 07/22/2024

Unattested

(verified by)

Print

Sign

Joselyn D. Arnold

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

