



20240916000287290 1/4 \$331.00
Shelby Cnty Judge of Probate, AL
09/16/2024 11:15:49 AM FILED/CERT

Upon recording return this instrument to:

Kristi Parker and April Cobb
2026 Highland Gate Way
Hoover, Alabama 35244

RECORDING USE ONLY:

Mail tax notice to:

Kristi Parker and April Cobb
2026 Highland Gate Way
Hoover, Alabama 35244

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
81 Burnham Street
Birmingham, Alabama 35242

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Estate of Connie Ruth Carter,
deceased
2026 Highland Gate Way
Hoover, Alabama 35244
Attn: Kristi Parker

**Grantee's Name and Mailing
Address:**

Kristi Parker and April Cobb
2026 Highland Gate Way
Hoover, Alabama 35244

Property Address:

4940 Hawthorne Place
Chelsea, Alabama 35043

Date of Sale:

September 16, 2024.

Purchase Price:

\$300,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☒ Appraisal ☐ Other

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Kristi Parker, a married adult person, as Personal Representative of the **Estate of Connie Ruth Carter, deceased, Probate Case No. 2023-000671** (the "Grantor"), in hand paid by **Kristi Parker and April Cobb**, adult persons (the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees a parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and their heirs and assigns, forever, in fee simple, free and clear of all liens and encumbrances, subject to the "Permitted Exceptions" set forth on **EXHIBIT B** attached hereto and incorporated herein by this reference.



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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 16th
day of September, 2024.

Grantor:

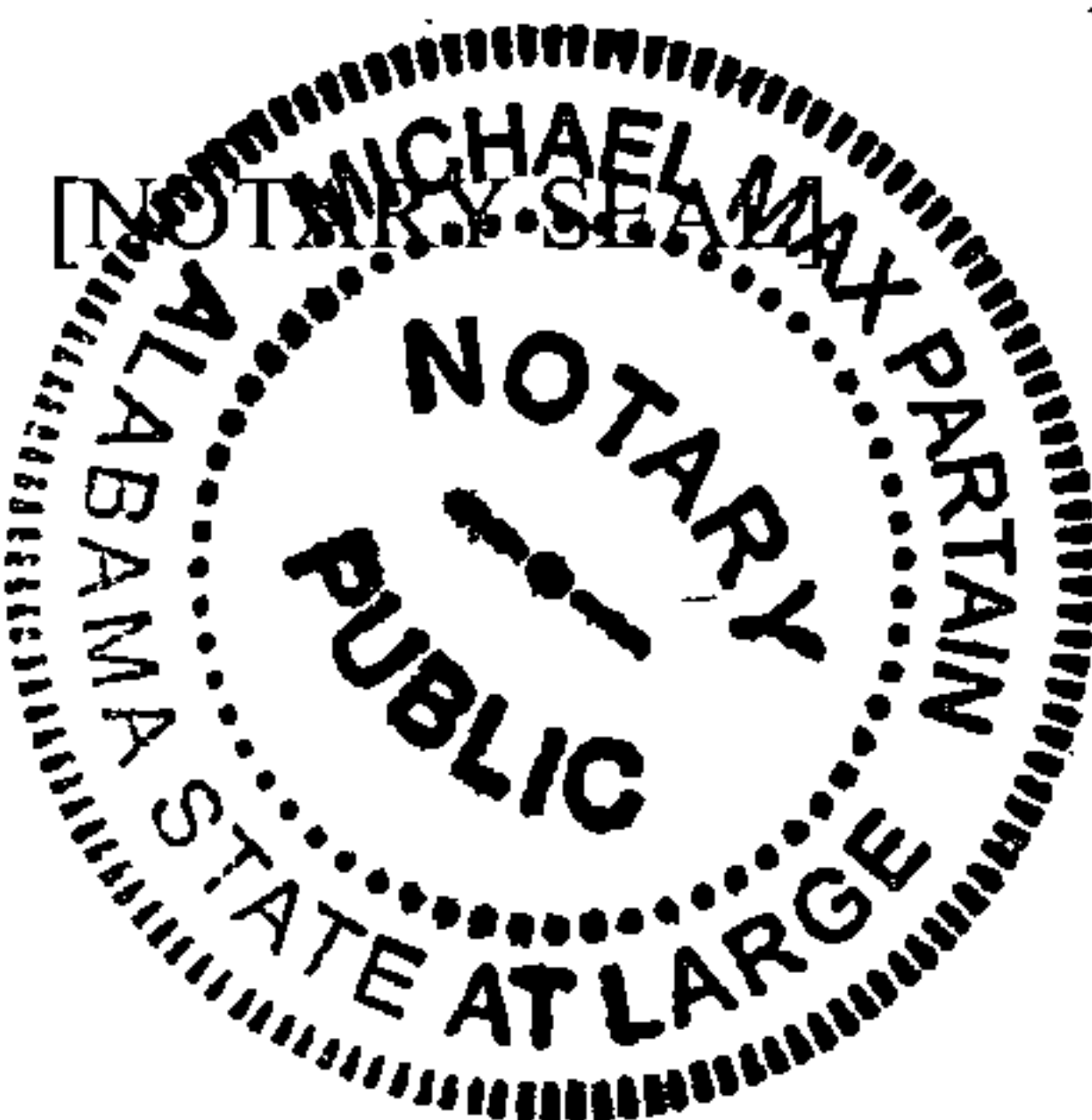
Estate of Connie Ruth Carter, deceased, Probate Case No.
2023-000671

By: Kristi Parker
Kristi Parker
Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kristi Parker, whose name as Personal Representative of the Estate of Connie Ruth Carter, deceased, Probate Case No. 2023-000671, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, she, in such capacity and with full authority, executed the same for and as the act of said Estate.

Given under my hand and official seal this 16th day of September, 2024.



Michael Max Partain
Notary Public
My commission expires: 1-20-2025



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EXHIBIT A

Legal Description of the Property

Lot 6 according to the Survey of the 6th Addition of Chelsea Park as recorded in Map Book 43, Page 60, in the Probate Office of Shelby County, Alabama



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EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2024, a lien, but not yet payable, until October 1, 2024, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. All matters affecting the Property as recorded in the Probate Office of Shelby County, Alabama.