



20241018000327820 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/18/2024 01:04:49 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SURVEY

PREPARED BY:
SCOZZARO LAW, LLC
P.O. Box 548
Helena, AL 35080
(205) 624-3367

SEND TAX NOTICE TO:
James Warren Parsons
320 Parsons Drive
Pelham, AL 35124

ADMINISTRATOR'S STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Letters of Administration granted to James Warren Parsons on October 19, 2023 in Case No.: PR-2023-000949, Shelby County, Alabama Probate Court, the **Estate of Joyce Parsons**, by and through James Warren Parsons, in his capacity as Administrator/Personal Representative (hereinafter called "Grantor"), does hereby **TRANSFER** and **CONVEY** to **James Warren Parsons and Davena Parsons**, husband and wife, (hereinafter called the "Grantees"), the following described real property, situated in Shelby County, Alabama, to wit:

From the southeast corner of the SW1/4 of the NW1/4 of Section 10, Township 20 South, Range 2 West run northerly along the east boundary line of said 1/4-1/4 section for 743.21 feet; thence turn an angle of 53 degrees, 30 minutes to the left and run northwesterly 211.0 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 86 degrees, 27 minutes to the left and run southwesterly 182.3 feet; thence turn an angle of 88 degrees 07 minutes to the right and run northwesterly 282.26 feet; thence turn an angle of 113 degrees 37 minutes to the right and run northwesterly 321.35 feet; thence turn an angle of 74 degrees 56 minutes to the right and run southeasterly 201.1 feet, more or less, to the point of beginning.

This land being a part of the SW 1/4 of the NW1/4 of Section 10, Township 20 South, Range 2 West and being 1/14 acres, more or less.

Address of Property: 314 Parsons Drive, Pelham, AL 35124

Subject to: All easements, restrictions, liens and rights of way of record.




20241018000327820 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/18/2024 01:04:49 PM FILED/CERT

TO HAVE AND TO HOLD unto said GRANTEES, in fee simple, their heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

Said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that the Estate of Joyce Parsons, is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that it has good right to convey the same as aforesaid, and that it will and its successors and assigns warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

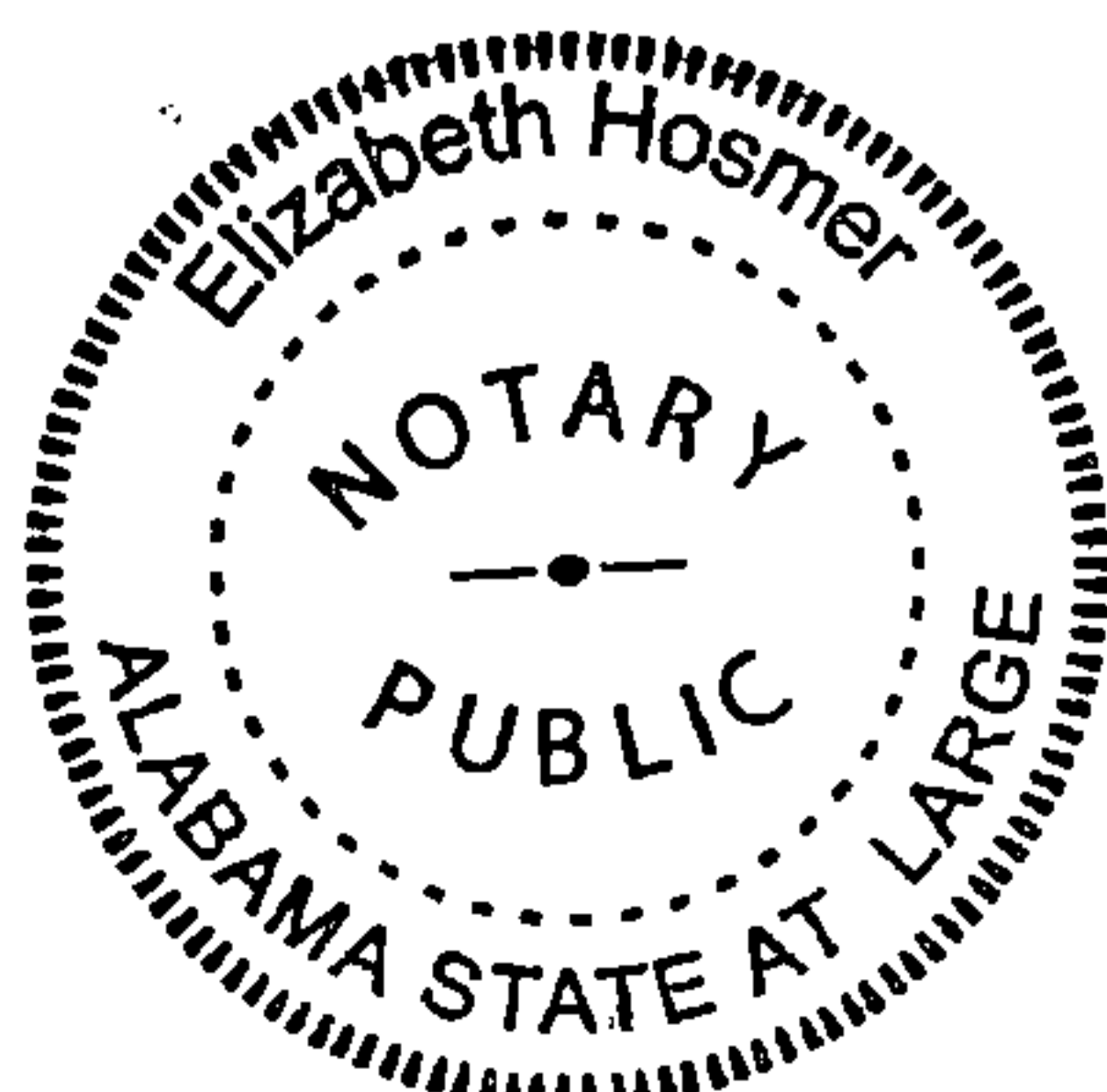
IN WITNESS WHEREOF, the Estate of Joyce Parsons, by and through its Administrator/Personal Representative, has caused these presents to be executed on this the 17 day of July, 2024.

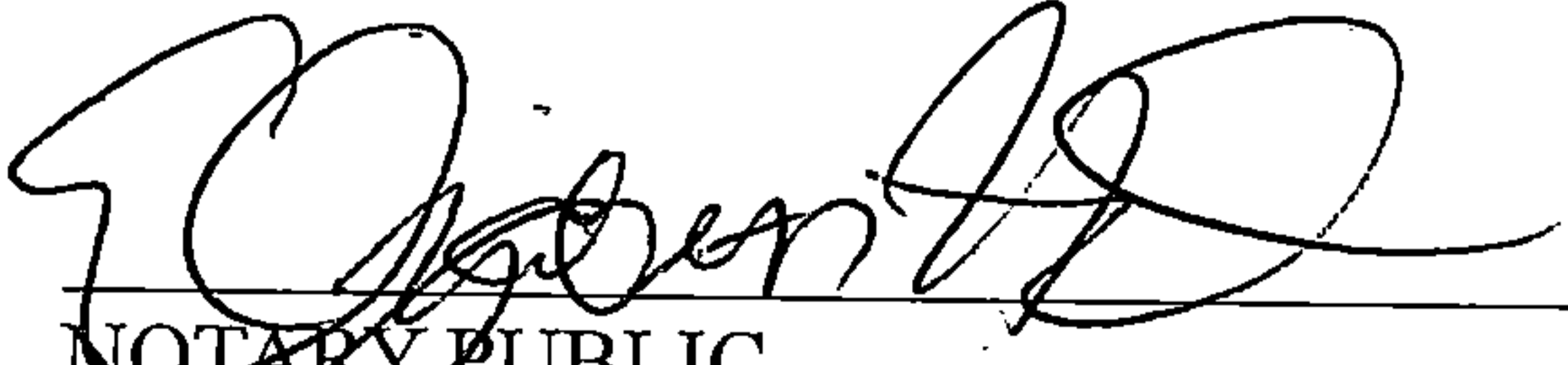


JAMES WARREN PARSONS as Administrator
of the Estate of Joyce Parsons.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in the state of Alabama, hereby certify that JAMES WARREN PARSONS, Administrator of the Estate of Joyce Parsons, known to me and whose name is signed to the foregoing, acknowledged before me that, being informed of the contents of the conveyance, he, as Administrator, executes the same voluntarily on this 17 day of July, 2024.





NOTARY PUBLIC
My Commission Expires: 8/12/25

Real Estate Sales Validation Form

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

Grantor's Name Estate of Joyce Parsons
Mailing Address 320 Parsons Drive
Pelham, AL 35124


Grantee's Name James + Davena Parsons
Mailing Address 320 Parsons Drive
Pelham, AL 35124

Property Address 320 Parsons Drive
Pelham AL 35124

Date of Sale 7/17/24
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 120,670


20241018000327820 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/18/2024 01:04:49 PM FILED/CERT

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 |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Tax Assessor</u> |
| <input 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 9/18/24

Print Elizabeth H. Mason

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1