



20250310000070890 1/3 \$374.50
Shelby Cnty Judge of Probate, AL
03/10/2025 11:55:13 AM FILED/CERT

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by

Joel C. Watson, Attorney at Law

1240 1st Street N Suite 102 Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF
SURVIVORSHIP

(STATE OF ALABAMA)
(SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND NO/100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

JAMES J. PARSONS AND DONNA L. PARSONS, husband and wife

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to

JAMES J. PARSONS, DONNA L. PARSONS, NICOLE MICHELLE JACOBSON, SKYE
BLUE VAILLANCOURT, AND JOLI ISABELLA MOHAMEDZAKI

(herein referred to as Grantee\Grantees) the following described real estate in Shelby County, Alabama, to wit:

LOT 5, ACCORDING TO THE SURVEY OF HICKORY HILLS, AS RECORDED IN MAP
BOOK 5 PAGE 103 IN THE PROBATE OFFICE OF SHELBY COUNTY

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF
RECORD.

SUBJECT TO MORTGAGES AND LIENS OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such SURVIVOR forever, together with every contingent remainder and right of reversion.

That I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this 4TH day of MARCH, 2025.

Shelby County, AL 03/10/2025
State of Alabama
Deed Tax: \$343.50



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WITNESS:

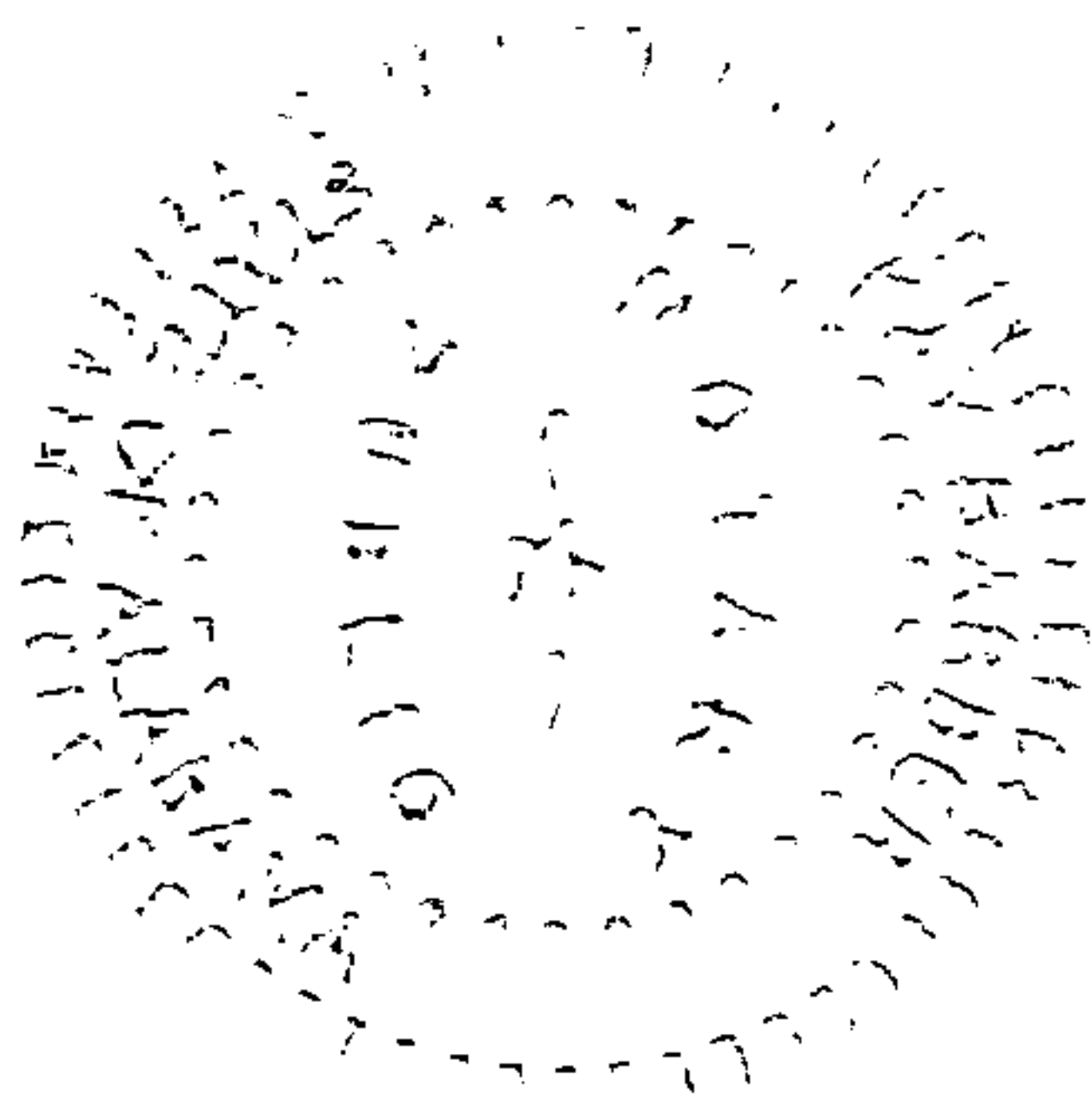
Grantor-JAMES J. PARSONS

Grantor- DONNA L. PARSONS

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES J. PARONS AND DONNA L. PARSONS whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4TH day of MARCH 2025.

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 James/Donna Parsons
Mailing Address 120 Hickory Hills Dr
Alabaster AL 35007

Grantee's Name James + Donna Parsons
Mailing Address 120 Hickory Hills Dr
Alabaster, AL
35007


Property Address 120 Hickory Hills Dr
Alabaster AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 343,410

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 3/10/25

Print Donna L Parsons

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1