

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2025-02-6957
Documentary Evidence: Sales Contract

Send Tax Notice To:

Dan Parkinson and
Kelly Parkinson
12791 Highway 43
Vandiver, AL 35176
(Grantees' Mailing Address and Address of Property)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty One Thousand Five Hundred Fifty and 00/100 Dollars (\$361,550.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Daniel J. Parkinson and Kelly M. Parkinson, as Trustees, or their successors in interest, of the Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023, and any amendments thereto. and spouse ,** (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Dan Parkinson and Kelly Parkinson, (hereinafter referred to as "Grantees")**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the Final Plat of Stone Acres, as recorded in Map Book 48, page 63, in the Probate Office of Shelby County, Alabama.

\$361,550.00 of the above-recited purchase price was paid from a purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 28th day of February, 2025.

Daniel Parkinson as Trustee, or their successors in interest of the Daniel Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023 and any amendments thereto (Seal)

Daniel J. Parkinson, as Trustee, or their successors in interest, of the Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023, and any amendments thereto.

Kelly M. Parkinson, as Trustee, or their successors in interest, of the Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023 and any amendments thereto (Seal)

Kelly M. Parkinson, as Trustee, or their successors in interest, of the Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023, and any amendments thereto.

**STATE OF ALABAMA
COUNTY OF SHELBY**

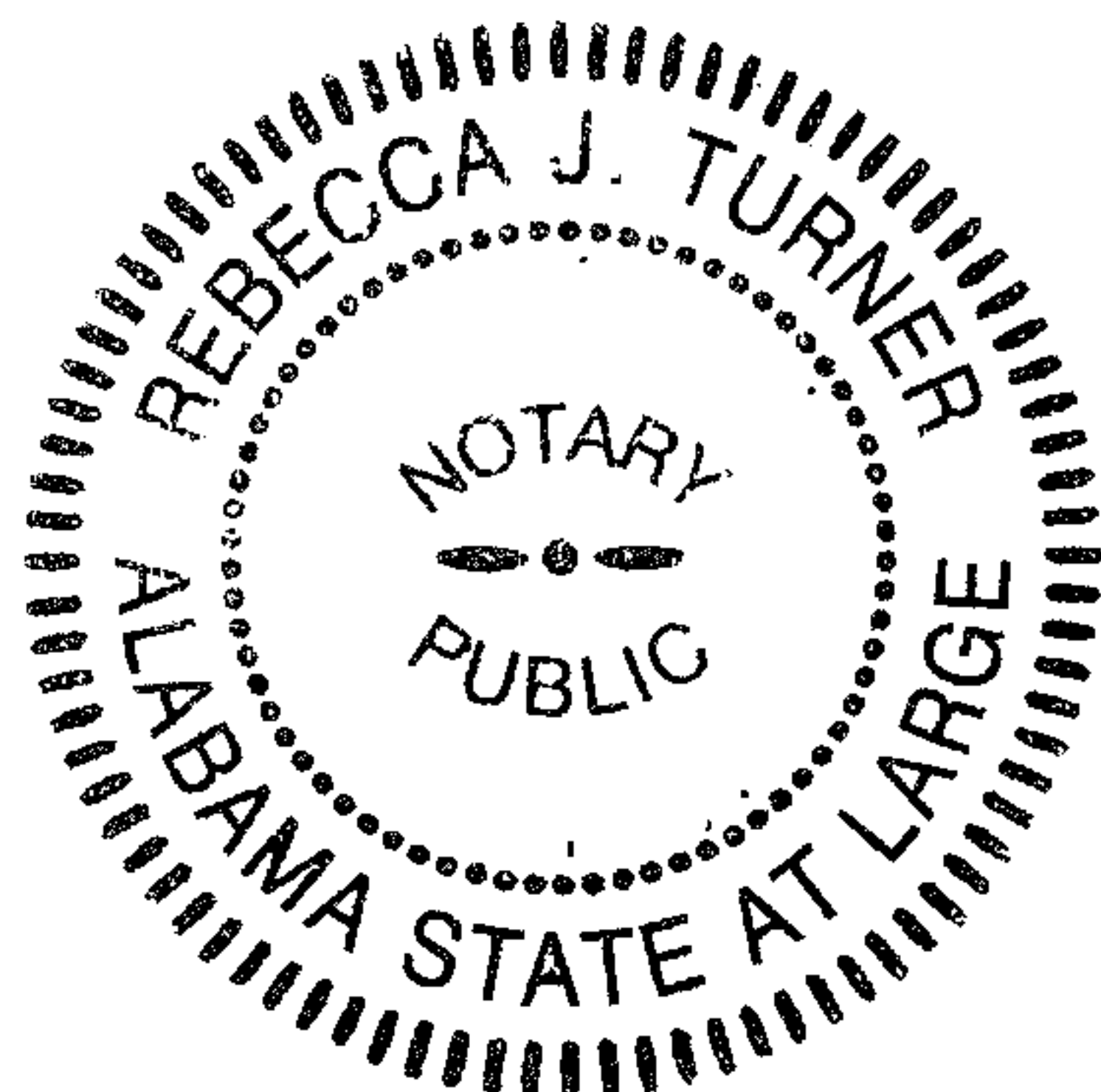
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel J. Parkinson and Kelly M. Parkinson**, whose names are signed to the foregoing conveyance, as **Trustees, of the Daniel J. Parkinson and Kelly M. Parkinson Family Trust dated October 6, 2023, and any amendments thereto** and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily in their capacity as Trustees, on the date the same bears date.

Given under my hand and official seal, this 28th day of February, 2025

Rebecca J. Turner
Notary Public Rebecca
My Commission Expires: 12/22/2026

Grantors' Mailing Address:

12791 Highway 43
Vandiver, AL 35176



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/12/2025 08:31:55 AM
\$27.00 JOANN
20250312000073830

Allen S. Bayl