



20250318000080550 1/3 \$103.50
Shelby Cnty Judge of Probate, AL
03/18/2025 02:01:02 PM FILED/CERT

Send Tax Notice to:
Robert T. Nelson, Jr.
1233 Norman Drive
Leeds, Alabama 35094

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **GLORIA I. NELSON**, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto my son, **ROBERT T. NELSON, JR.** (herein referred to as Grantee), all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel #1:

From a 5/8" rebar accepted as the S.E. corner of the NW 1/4 - NE 1/4 of Section 8, T 18 S - R 1 E, run thence North along the accepted East boundary of said NW 1/4 - NE 1/4 a distance of 925.46 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence turn 89 degrees 53 minutes 05 seconds right and run 197.34 feet to a 5/8" rebar; thence turn 90 degrees 00 minutes 31 seconds left and run 183.55 feet to a 5/8" rebar; thence turn 18 degrees 48 minutes 30 seconds left and run 339.61 feet to a point on the South boundary of Shelby County Highway #41 (80' ROW), said point being on a curve concave left, having a delta angle of 19 degrees 10 minutes 15 seconds and tangents of 473.25 feet; thence turn 87 degrees 34 minutes 48 seconds left and run a chord distance of 251.46 feet to a 1/2" rebar on said curve boundary; thence turn 94 degrees 40 minutes 09 seconds left and run 220.16 feet to a 1/2" rebar; thence turn 03 degrees 03 minutes 08 seconds right and run 240.36 feet to the point of beginning of herein described parcel of land, containing 2.62 acres, situated in the N 1/2 - NE 1/4, of Section 8, T 18 S - R 1 E, and the S 1/4 - SE 1/4 of Section 5, T 18 S - R 1 E, Shelby County, Alabama.

Subject to easements, rights-of-way, and restrictions of record.

Emmett H. Parker, a/k/a Emmett Hugh Parker, Sr., died on or about September 17, 2004, and his Last Will and Testament was admitted to probate by the Probate Court of Shelby County, Alabama, on June 1, 2006, in Probate Case No. PR-2006-000320. Letters Testamentary were issued to the undersigned as Personal Representative on June 1, 2006. At the time of his death, Emmett H. Parker, a/k/a Emmett Hugh Parker, Sr., was married to Catherine I. Parker, who has since died intestate on or about February 21, 2023. Andrea Carole Parker, Gloria I. Nelson, and Emmett H. Parker, Jr., were all of the children of Emmett H. Parker, a/k/a Emmett Hugh Parker, Sr., and Catherine I. Parker.

Shelby County, AL 03/18/2025
State of Alabama
Deed Tax: \$75.50

Andrea Carole Parker died intestate on or about October 30, 2012. She had no spouse at the time of her death, and she never had any children. The Grantor, Gloria I. Nelson, and her brother, Emmett H. Parker, Jr., were her only siblings, next of kin and heirs at law.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of March, 2025.

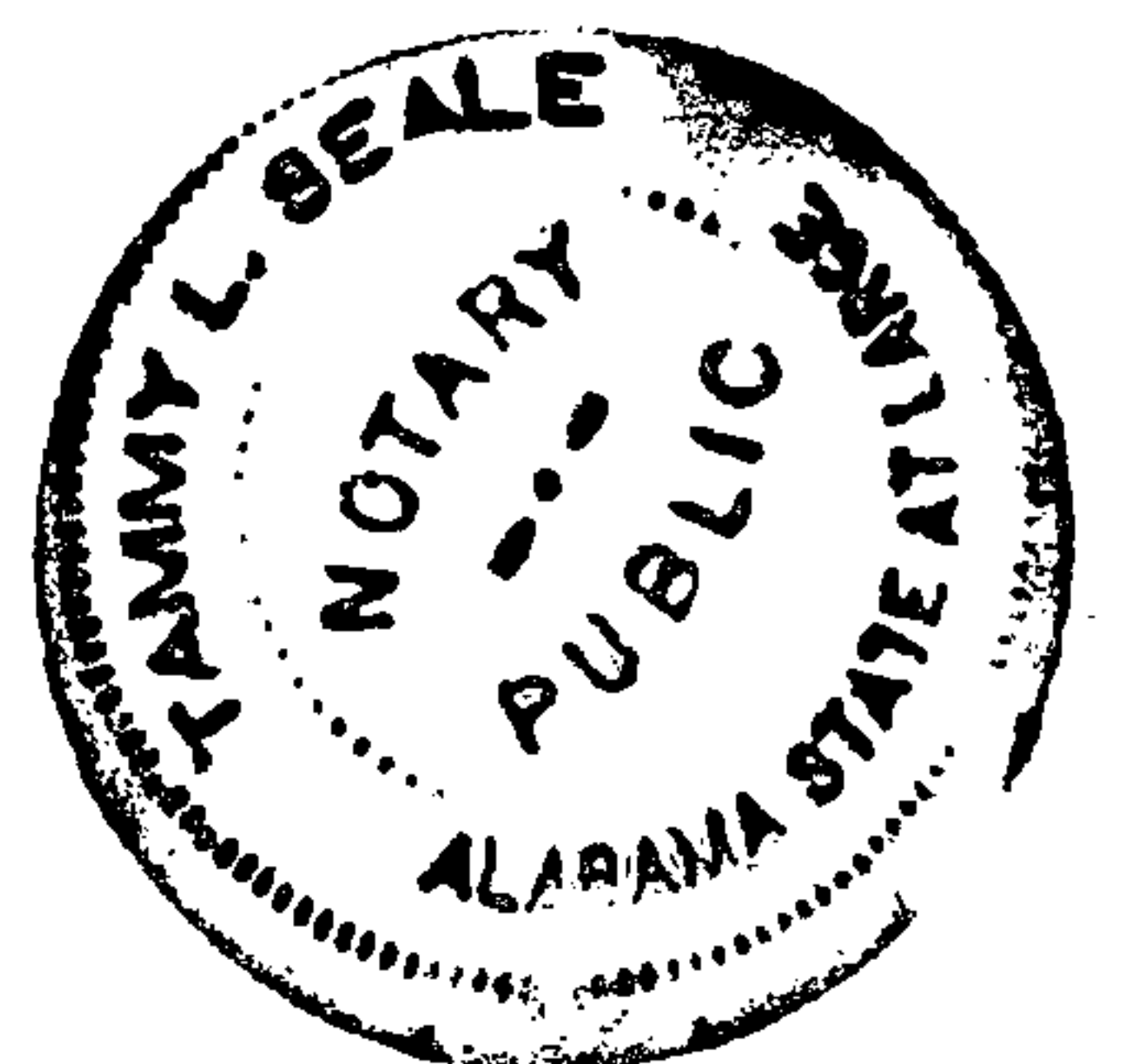
Gloria I. Nelson (SEAL)
Gloria I. Nelson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Gloria I. Nelson, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2025.

Tammy L. Seale (SEAL)
Notary Public
My Commission Expires: 7-12-2027



Real Estate Sales Validation Form

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

Grantor's Name Gloria I. Nelson
Mailing Address 508 Laurel Creek Drive
Leeds, Alabama 35094

Grantee's Name Robert T. Nelson, Jr.
Mailing Address 1233 Norman Drive
Leeds, Alabama 35094

Property Address 14 Circle Creek Drive
Leeds, Alabama 35094

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 150,030.00 x 1/2 = \$75,015.00

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 Property Tax Commissioner

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

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 3/18/2025

Print Gloria I Nelson

Unattested Jimmy L. Seal
(verified by)

Sign Gloria I Nelson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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