

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty-Two Thousand Five Hundred and No/100 Dollars (\$232,500.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Kevin M. Parker and Courtney Ray Parker, a married couple** (herein referred to as grantors), grant, bargain, sell and convey unto **Ethan A. Custis** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Commence at the NW Corner of Section 11, T-19-S, R-2-E; thence proceed in an Easterly direction along the North boundary line of said Section 11 for a distance of 658.0 feet to the point of intersection with the West right-of-way line of State Highway #25; thence turn an angle of 91°10'40" to the right and run in a Southerly direction along said right-of-way for a distance of 73.30 feet to the point of beginning; thence continue along last said course for 150.0 feet; thence 96°21'40" right and run 325 feet; thence 83°38'20" right and run 150 feet; thence 96°21'140" right and run 325 feet to the point of beginning. Containing 1.10 acres.

ALSO

Commence at the NW Corner of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama; thence S83°57'40"E, a distance of 255.50' to the POINT OF BEGINNING; thence S02°21'25"W, a distance of 156.69'; thence S83°18'51"E, a distance of 412.89'; thence N00°40'26"E, a distance of 161.74'; thence S83°57'40"W a distance of 407.81' to the POINT OF BEGINNING. Said Parcel containing, 1.4 acres, more or less.

ALSO AND INCLUDING an Ingress/Egress and Utility Easement. being more particularly described as follows: Commence at the NW Corner of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama; thence S83°57'40"E, a distance of 255.50' thence S02°21'25"W, a distance of 136.69'; thence S83°18'51"E a distance of 384.17' to the POINT OF BEGINNING OF SAID EASEMENT; thence S00°07'32"W a distance of 124.59'; thence 845°35'32"E, a distance of 37.74'; thence N00Deg42'48"E, a distance of 147.67; thence N83deg18'51" W, a distance of 28.72' to the POINT OF BEGINNING OF SAID EASEMENT. Less and Except: Document recorded in Instrument #20170623000224400.

For ad valorem tax purposes only, the address of the above-described property is 43781 Highway 25, Vincent, AL 35178.

To Have and to Hold to the said grantee, their assigns forever.

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

SIGNATURE AND NOTARY ON FOLLOWING PAGE

In Witness Whereof, I have hereunto set my hand and seal this 30th day of April, 2025.

Kevin M. Parker

Kevin M. Parker

Courtney Ray Parker

Courtney Ray Parker

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Kevin M. Parker and Courtney Ray Parker**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2025.



David C. Jamieson
NOTARY PUBLIC

My Commission Expires: 3/2/27

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/06/2025 11:48:14 AM
 \$29.00 BRITTANI
 20250506000135550

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Kevin M. Parker
 Mailing Address 43781 Highway 25
Vincent, AL 35178

Grantee's Name Ethan A. Custis
 Mailing Address 3911 10th Avenue South
Birmingham, AL 35222

Property Address 43781 Highway 25
Vincent, AL 35178

Date of Sale April 30, 2025
 Total Purchase Price \$232,500.00

or
 Actual Value \$

or
 Assessor's Market Value \$

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

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 April 30, 2025

Print Leanne G. Ward

☐ Unattested

Sign Kevin M. Parker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1