



20250612000180640 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
06/12/2025 10:25:09 AM FILED/CERT

This instrument was prepared by:
Courtney Parker
1499 Highway 57
Vincent, Alabama 35178

Return to:
Courtney Parker
1499 Highway 57
Vincent, Alabama 35178

THE STATE OF Alabama
COUNTY OF Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this 12th day of June, 2025, the grantor,
Teddy Lee Johnson, a married man, of 1293 Highway 57 Vincent, Alabama
35178

for consideration of \$16,000
Sixteen Thousand dollars and 0/100
the receipt of which is hereby acknowledged, grants, bargains, sells, and conveys unto the
grantee,
Courtney Ray Parker, a married woman, sole ownership, of
2044 Highway 467
Vincent, Alabama 35178

the grantor's interest in all that real property located in
State of Alabama, more particularly described as:
BEG INT S R/W CO RD 467 & E R/W CENTRAL OF GA RR TH E 210' TH W 210' TH N 201'
TO POB

Commonly known as: 2044 Highway 467, Vincent Alabama 35178
Parcel ID: 50 8 33 0 001 002.001

Source of title: Being the same property conveyed by warranty deed from Teddy Lee Johnson to
Courtney Ray Parker, a married woman, recorded April 21, 2021 section 33 of township section
S in the records of Shelby County Probate office, Alabama.

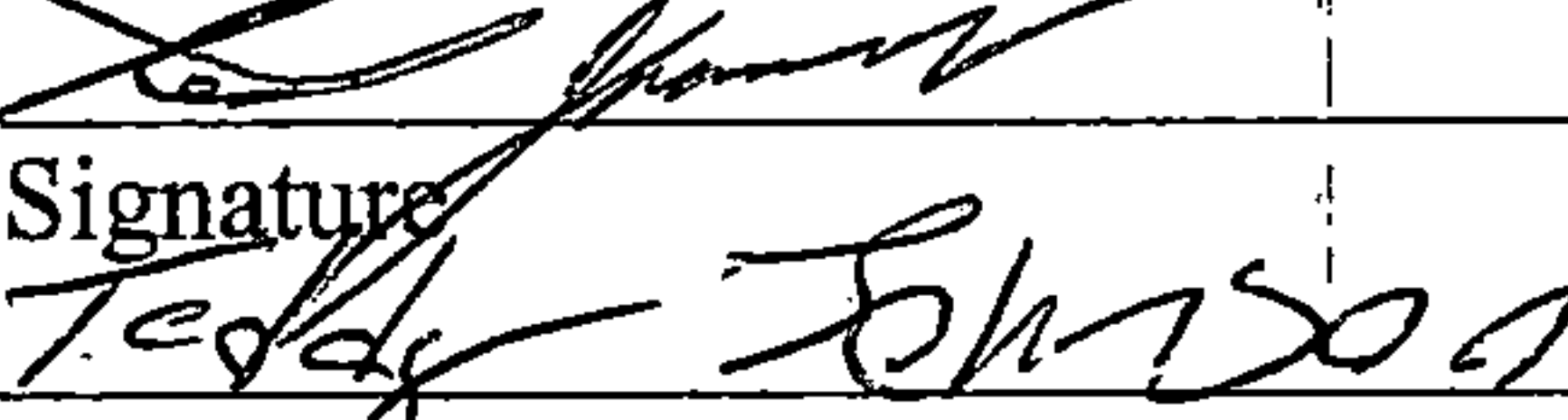
THIS CONVEYANCE is made subject to:
No easements and conditions, no leans

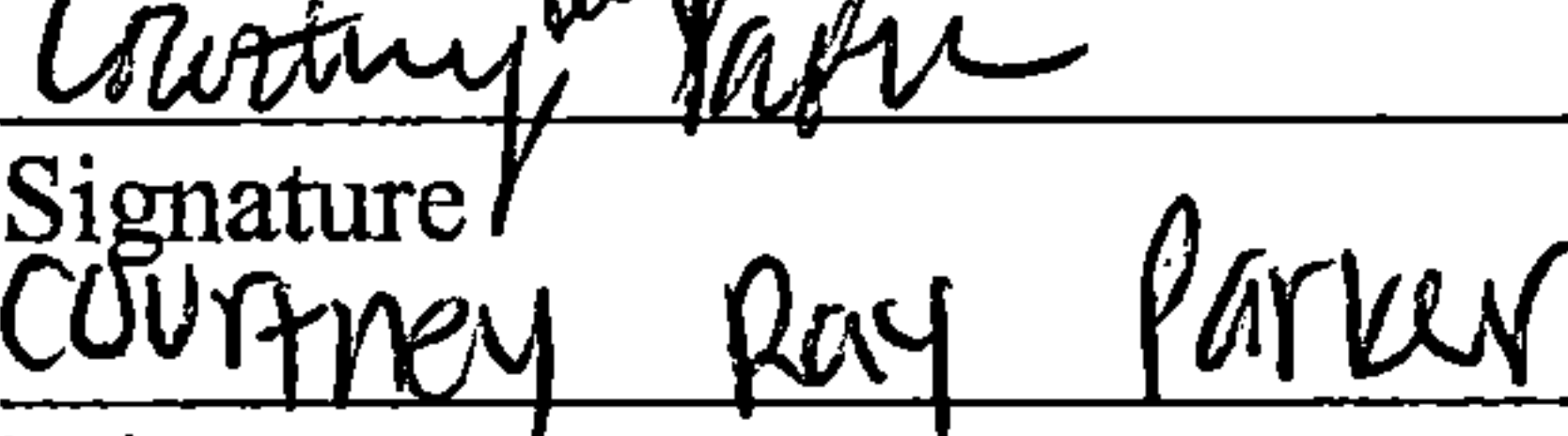
Shelby County, AL 06/12/2025
State of Alabama
Deed Tax: \$16.00

TO HAVE AND TO HOLD the same unto the said grantee's heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, 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 aforesaid; that I will, and my heirs, executors, and administrators shall WARRANT AND DEFEND the same to the said grantee, heirs and assigns forever, against the lawful claims of all persons.

~~IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.~~


Signature
Teddy Lee Johnson
Print name
Teddy Lee Johnson
Capacity


Signature
Courtney Ray Parker
Print name
Courtney Ray Parker
Capacity

Signature
Print name
Capacity

Signature
Print name
Capacity

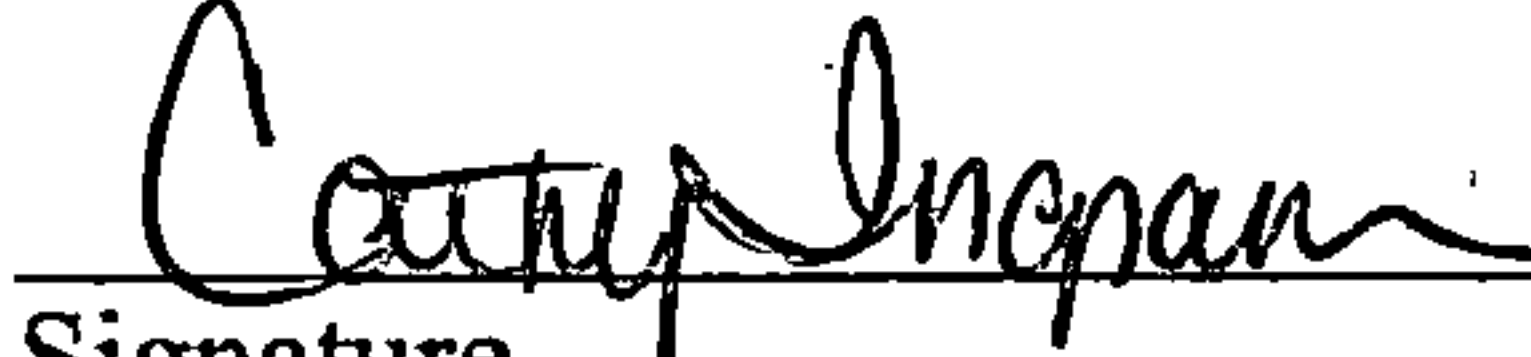
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

THE STATE OF Alabama
COUNTY OF Shelby

I, ~~Teddy Lee Johnson and Courtney Ray Parker~~ Cathy Ingram hereby certify that
Teddy Lee Johnson and Courtney Ray Parker

whose name(s) 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, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 12th day of June, 2025.


Signature
Cathy Ingram
Print Name
VP Branch Manager
Title
My commission expires: _____

MY COMMISSION EXPIRES MARCH 26, 2029

Real Estate Sales Validation Form

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

Grantor's Name Teddy Lee Johnson
Mailing Address 1293 Highway 57
Vincent, AL 35178

Grantee's Name Courtney Parker
Mailing Address 1499 Highway 57
Vincent AL 35178

Property Address 2044 Highway 467
Vincent AL 35179

Date of Sale 6/12/25
Total Purchase Price \$ 16,000

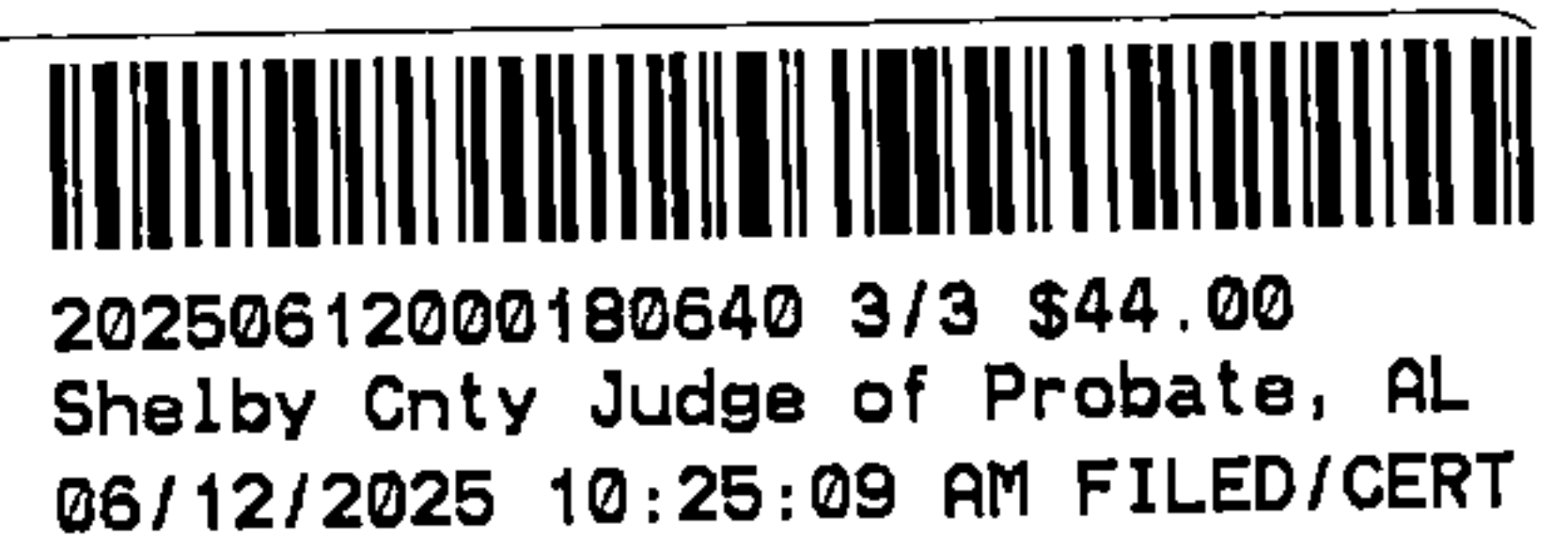
or
Actual Value \$

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 6/12/25

Print Teddy Johnson

☒ Unattested
Courtney Parker
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one