

This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, AL 35051

Send Tax Notice to:

Mr. William Parker


214 Parker Circle

Sterrett, AL 35147

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20250828000263810 1/4 \$269.50
Shelby Cnty Judge of Probate, AL
08/28/2025 09:50:47 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration

of the sum of **TEN DOLLARS and NO/100 (\$10.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, I, **WILLIAM H. PARKER**, a single man (herein referred to as GRANTOR) with full authority, do grant, bargain, sell and convey unto **WILLIAM H. PARKER and LAUREN TAYLOR PARKER**, a single woman, (herein referred to as GRANTEES), to own in FEE SIMPLE, JTWROS, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED FULL PROPERTY

Subject to:

- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights if owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded thereto

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and I, **WILLIAM H. PARKER**, do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/28/2025
State of Alabama
Deed Tax: \$238.50

IN WITENSS WHEREOF, the Grantor has hereunto set their hand and seal on AUGUST 28,
2025.

William H Parker

WILLIAM H. PARKER

20250828000263810 2/4 \$269.50
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State of Alabama

County of SHELBY

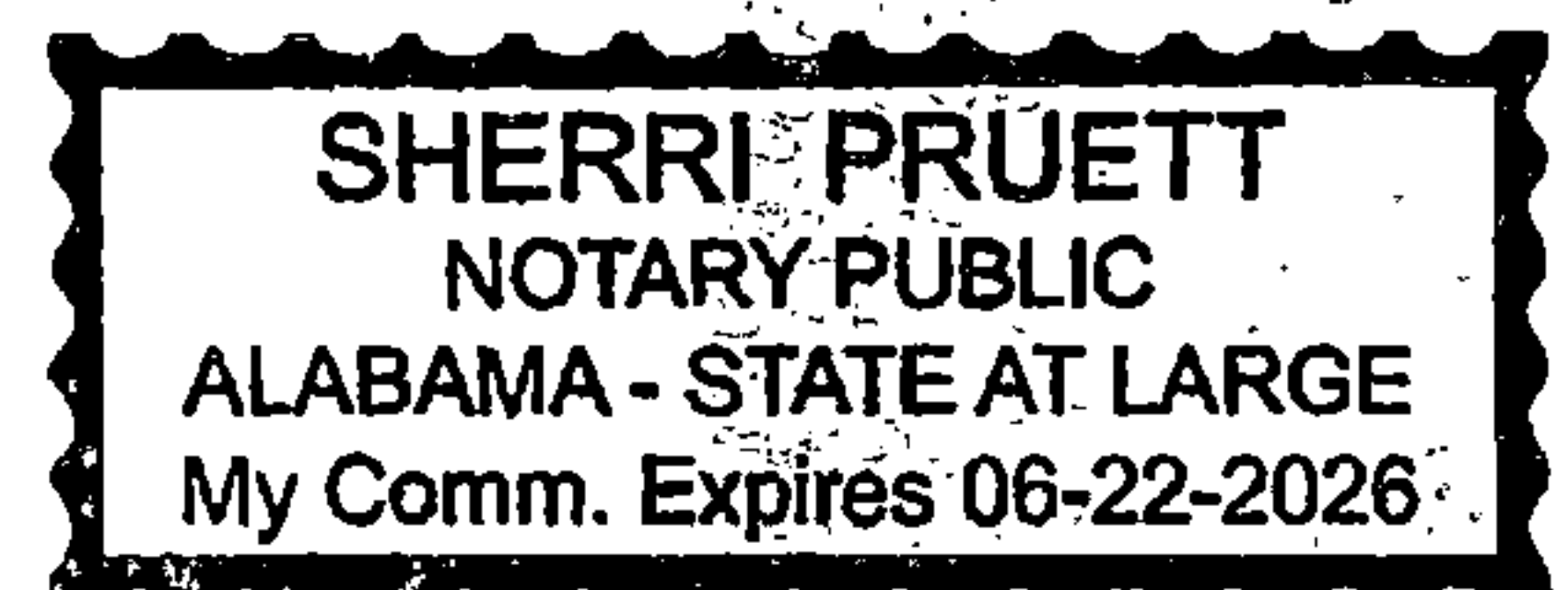
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that
WILLIAM H. PARKER, whose name is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of AUGUST, 2025.

Sherri Pruett

Notary Public

Commission expires: 6/22/26





20250828000263810 3/4 \$269.50
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EXHIBIT A

A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19, Range 1 East, more particularly described as follows:

Beginning on the South line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section, Township and Range, at a point 825 feet Easterly of the SW corner of said forty; thence run Northerly, parallel with the North and South center line of said Section to a point 350 feet south of U.S. Highway 280 and corner; thence turn 90 degrees to the right and run 200 feet to the Westerly boundary line of said roadway and corner; thence Northerly along said roadway line, parallel with said center Section line 350 feet to the Southerly boundary line of the right of way of said Highway No. 280 and corner; thence Easterly along said Highway right of way line 130 feet to the West boundary line of land belonging to or formerly belonging to B. George and corner; thence Southerly, parallel with said center section line to the South forty line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and corner; thence Westerly along said South forty line to the point of beginning.

Subject to existing rights of way for public roads and utility lines; Subject to any former conveyance or reservations of minerals and mining privileges.

Real Estate Sales Validation Form

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

Grantor's Name William Parker
Mailing Address 214 Parker Cr
Sherette, AL 35147

Grantee's Name William & Laverne Parker
Mailing Address 214 Parker Cr
Sherette, AL 35147

Property Address 214 Parker Cr.
Sherette, AL 35147

Date of Sale 8/28/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 476,480 ÷ 2 = 238,240.00 (1/2 interest)

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 deed



20250828000263810 4/4 \$269.50
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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 8/28/25

Print William H. Parker

Unattested

(verified by)

Sign William H. Parker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1