

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby
Presents:

Send Tax Notice To:
Jason O. Parson and Jessica L. Parson
257 KINGS CREST LANE
PELHAM AL 35124

THAT IN CONSIDERATION OF FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$485,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rodney Thomas, Personal Representative of THE ESTATE OF Larry WILBURN. CLARK SHELBY COUNTY PR-2025-000719 (herein referred to as grantors) do grant, bargain, sell and convey unto JASON O. PARSON AND JESSICA L. PARSON (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 73, according to the Survey of Weatherly King's Crest, Section 3, Phase 3, as recorded in Map Book 18, Page 38 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$215,000.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 10TH DAY OF NOVEMBER, 2025

THE ESTATE OF Larry WILBURN. CLARK SHELBY COUNTY PR-2025-000719



BY: RODNEY THOMAS
ITS: PERSONAL REPRESENTAIVE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The Undersigned, a notary public, hereby certify that RODNEY THOMAS whose name(s) as Personal Representative(s) of the ESTATE OF LARY WILBURN CLARK SHELBY COUNTY PR 2025-000719 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that RODNEY THOMAS in HIS capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date. Given under my hand and official seal, this the 10th day of November, 2025

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 352226



Notary Public
My Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Rodney Thomas, Personal Representative of THE ESTATE OF Larry WILBURN. CLARK SHELBY COUNTY PR-2025-000719	Grantee's Name	Jason O. Parson and Jessica L. Parson
Mailing Address	257 Kings Crest Lane Pelham, AL 35124		257 KINGS CREST LANE PELHAM AL 35124
Property Address	257 Kings Crest Lane Pelham, AL 35124	Date of Sale	November 10, 2025
		Total Purchase Price Or Actual Value Or Assessor's Market Value	\$485,000.00 \$ \$

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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other to |
| <input checked="" type="checkbox"/> Closing Statement | |

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: 11/10/2025

Print RODNEY THOMAS
 Sign: [Signature]
 Grantor/Grantee/Owner/Agent (circle one)

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2025 09:37:29 AM
\$298.00 JOANN
20251120000356220

[Signature]