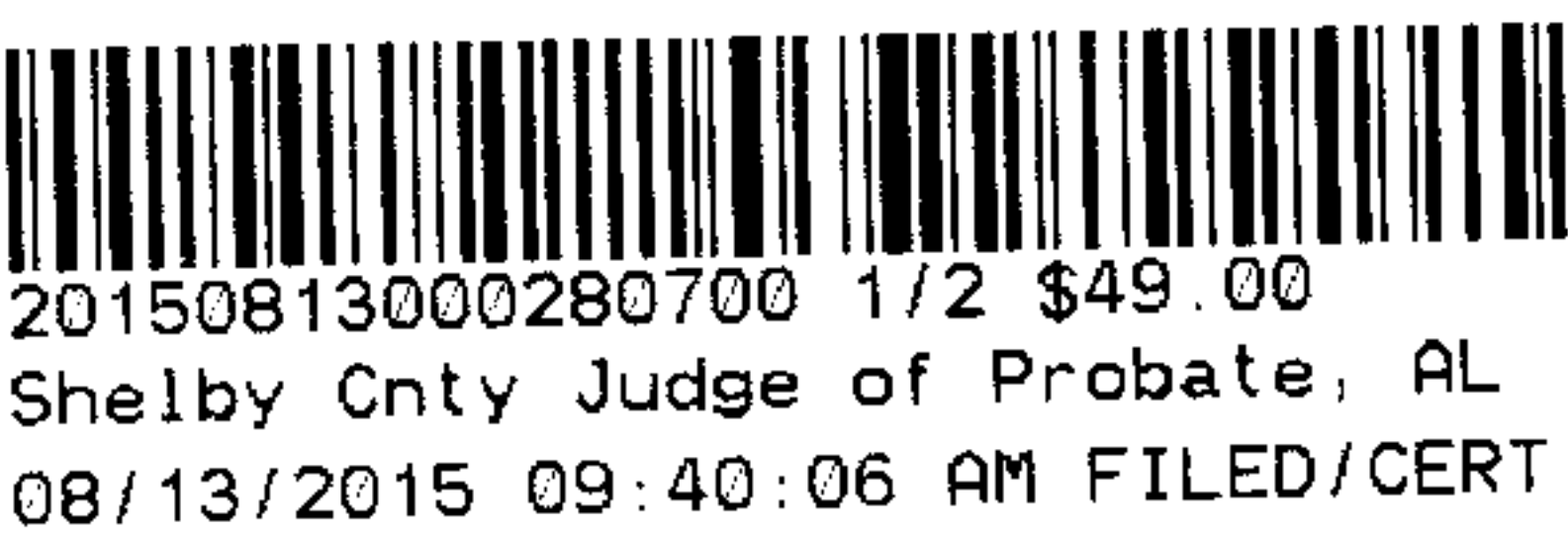


This Instrument was Prepared by:  
Daniel W. Harpst  
3981 Guilford Road  
Birmingham, AL 35242

Send Tax Notice To: Edward William Carr III  
Michelle Janee Carr  
151 Glenn Road  
Wilsonville, AL 35186

WARRANTY DEED



State of Alabama } Know All Men by These Presents,  
Shelby County

That in consideration of the sum of **One Hundred Twenty Seven Thousand Dollars and No Cents (\$127,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Daniel W. Harpst, a married man** (herein referred to as grantor), does grant, bargain, sell and convey unto **Edward William Carr III and Michelle Janee Carr** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

The East ½ of the following described property: The NE ¼ of the SE ¼ of Section 6, Township 21 South, Range 1 East, except a ten foot strip off the East side thereof for a public road right of way extending from the North line of said forty down to the road leading from Blue Springs Road to the residence of Pearl Glenn.

Also, the North 132 feet of the SE ¼ of the SE ¼ of Section 6, Township 21 South, Range 1 East, situated in Shelby County, Alabama.

Subject to an easement or right of way from the existing road to the W ½ of the above described property being 30 feet in width to be located at a point selected along the Southern portion of the above described property so as best to not interfere with existing improvements, considering the convenience of both owners of both tracts.

LESS AND EXCEPT the following described parcel:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama and run thence South 89 degrees 48 minutes 50 seconds West along and immediately north of an existing fence line and along the north line of said quarter-quarter a distance of 664.50 feet to a found pipe corner; thence run South 00 degrees 11 minutes 31 seconds East along and immediately west of an existing fence line a distance of 728.42 feet to a found pipe corner; thence run North 89 degrees 11 minutes 20 seconds East along and immediately South of an existing fence line a distance of 662.12 feet to a set rebar corner at a fence corner on the East line of said quarter-quarter section; thence run North 00 degrees 00 minutes 00 seconds East along said Section line a distance of 721.59 feet to the point of beginning.

Subject to easements, reservations and restrictions at record.

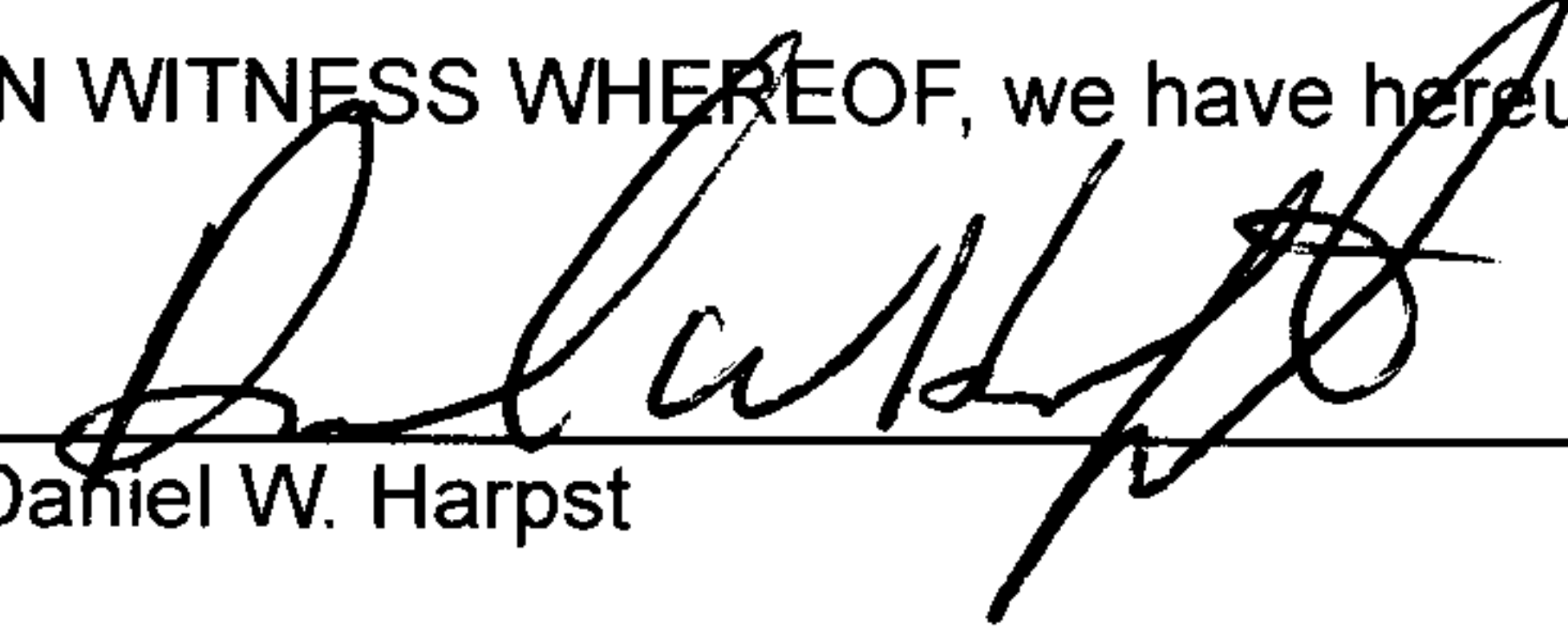
Property does not constitute the homestead of the grantor nor his spouse.

\$95,250.00 of the consideration herein derived from a purchase money mortgage closed 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 served 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, we have hereunto set our hands and seals this 11th day of August, 2015.


  
\_\_\_\_\_  
Daniel W. Harpst (Seal)

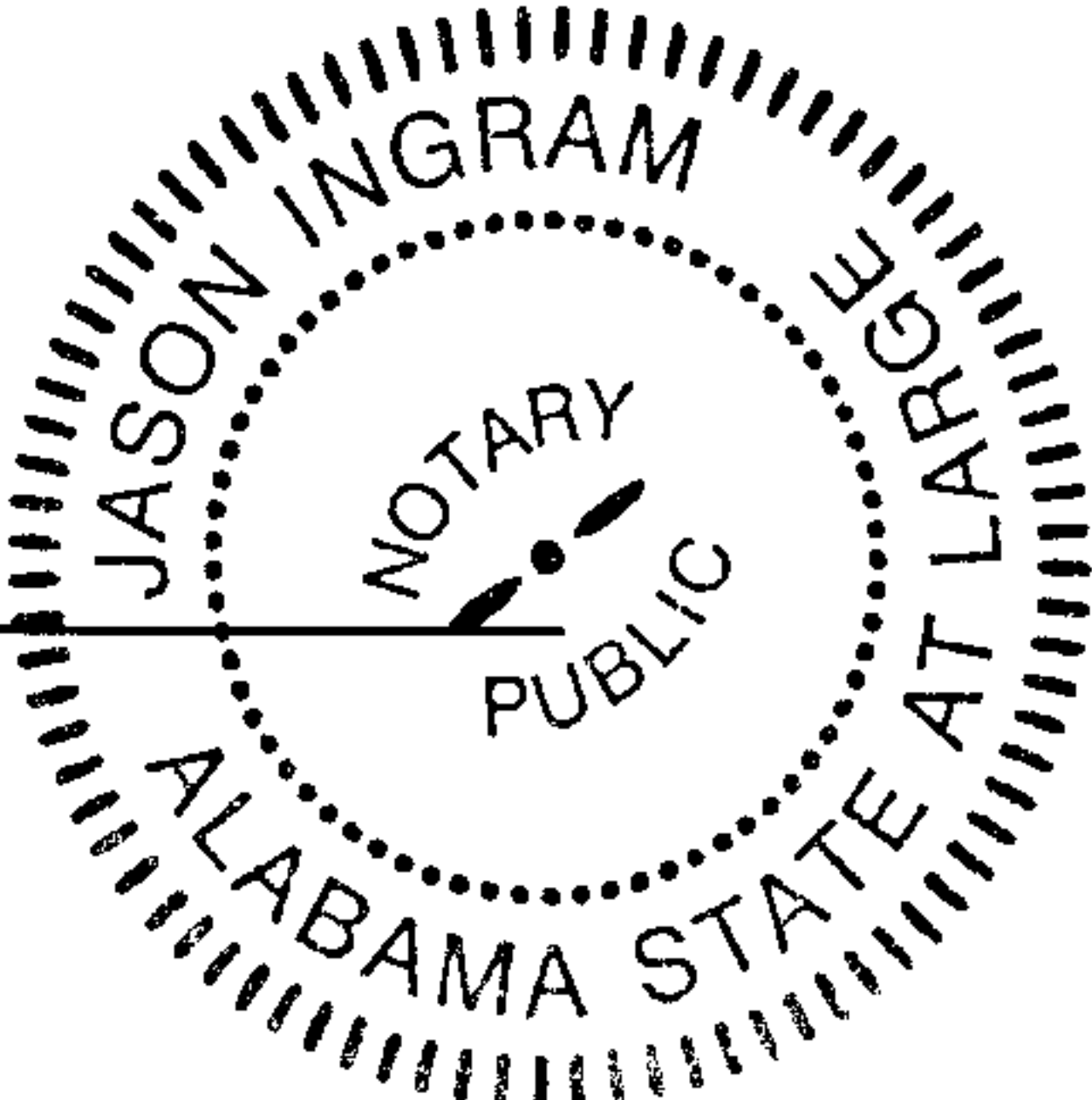
Shelby County, AL 08/13/2015  
State of Alabama  
Deed Tax: \$32.00

State of Alabama } General Acknowledgment  
Shelby County

I, **the undersigned**, a Notary Public in and for the said County, in said State, hereby certify that **Daniel W. Harpst, a married man** whose names **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 the 11th day of August, 2015.

  
\_\_\_\_\_  
Notary Public  
Jason Ingram  
My commission Expires  
July 13th, 2019





# Real Estate Sales Validation Form

17<sup>00</sup>  
31<sup>00</sup>  
48<sup>00</sup>

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

Grantor's Name Daniel W. Harpst

Grantee's Name Edward William Carr III  
Michelle Janee Carr

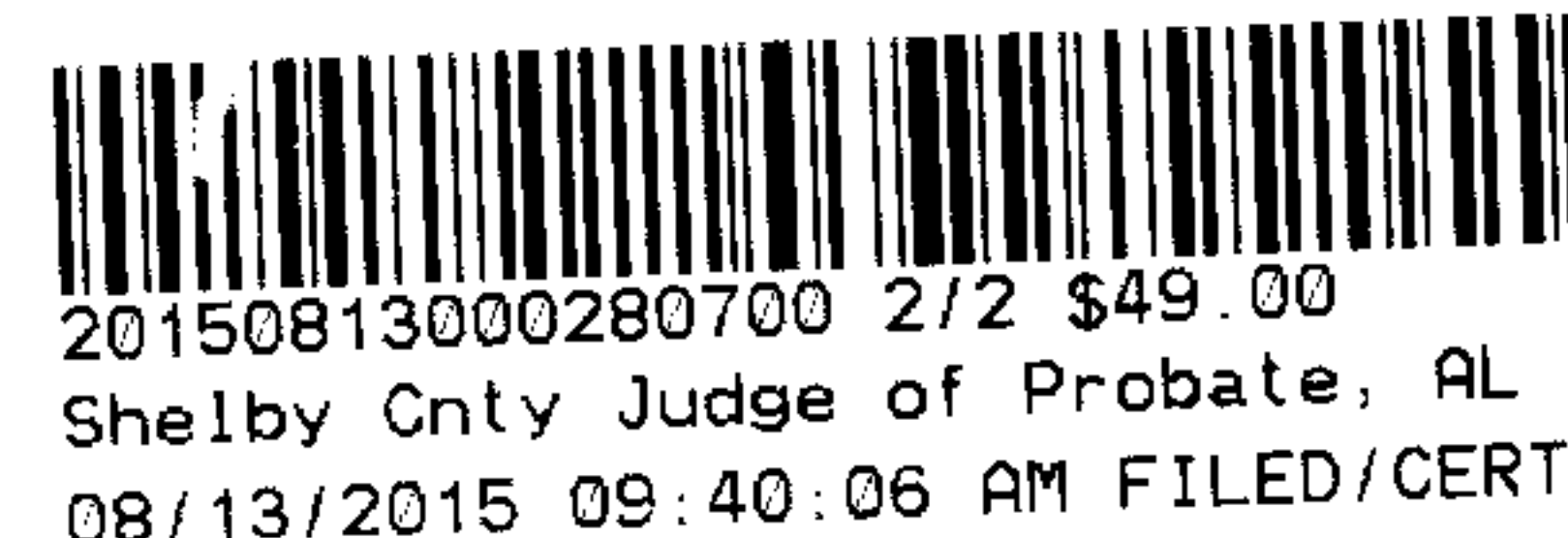
Mailing Address 3981 Guilford Road  
Birmingham, AL 35242

Mailing Address 431 Homestead Drive  
Wilsonville, AL 35186

Property Address 151 Glenn Road  
Wilsonville, AL 35186

Date of Sale August 11, 2015  
Total Purchase Price \$127,000.00

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 of 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 August 11, 2015

Print Daniel W. Harpst

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one