

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: 1245

Send Tax Notice To: Teresira M Hernandez

113 Brook hollow way
Pellham AL 36124

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Three Thousand Dollars and No Cents (\$43,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John D. Harrison, a single man and Janet Schmitt, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Teresira M Hernandez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

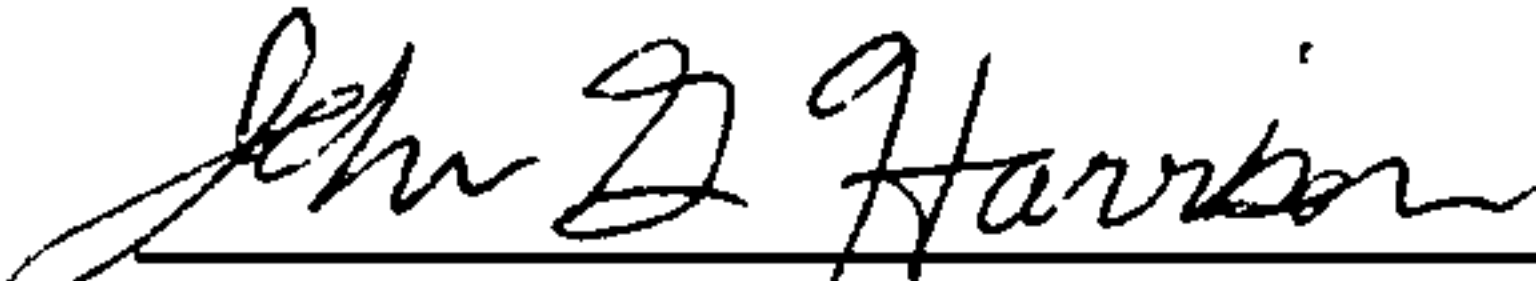
Grantor herein is the the surviving grantee in Instrument #1994-32800, the other grantee, Margaret Harrison is deceased, having died on or about February 20, 2014.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of January, 2016.


John D. Harrison

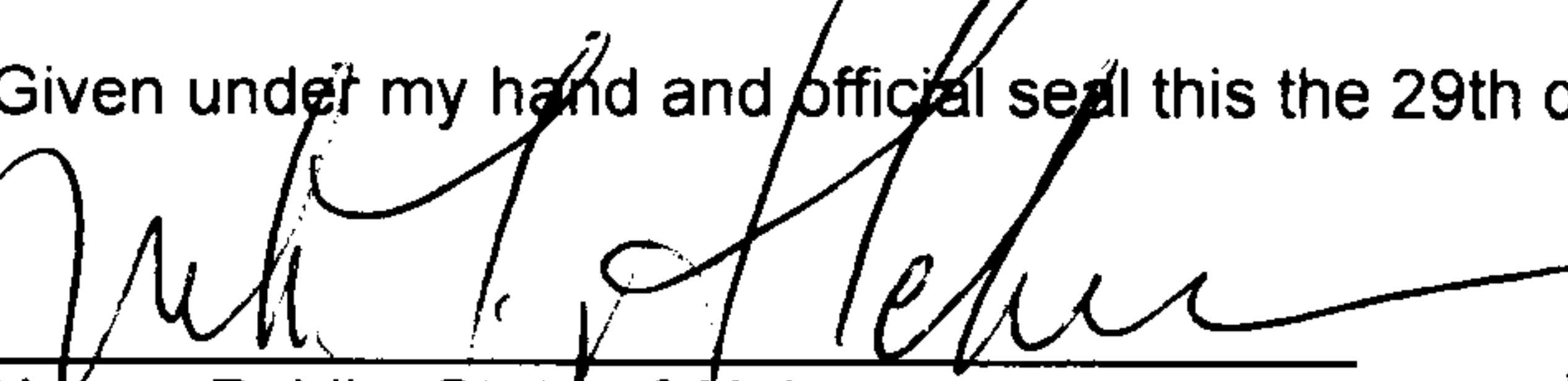

Janet Schmitt

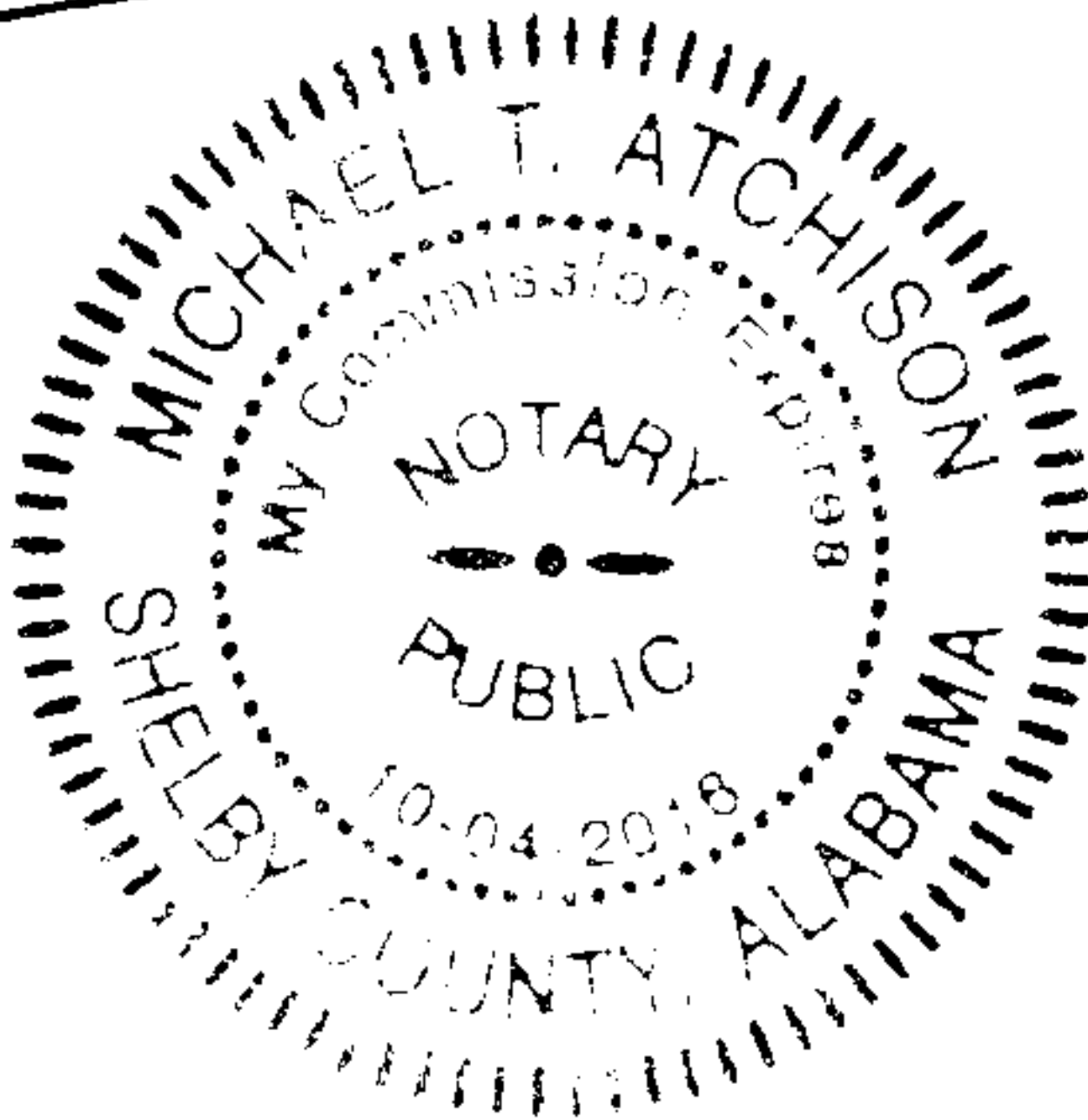
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John D. Harrison and Janet Schmitt, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of January, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



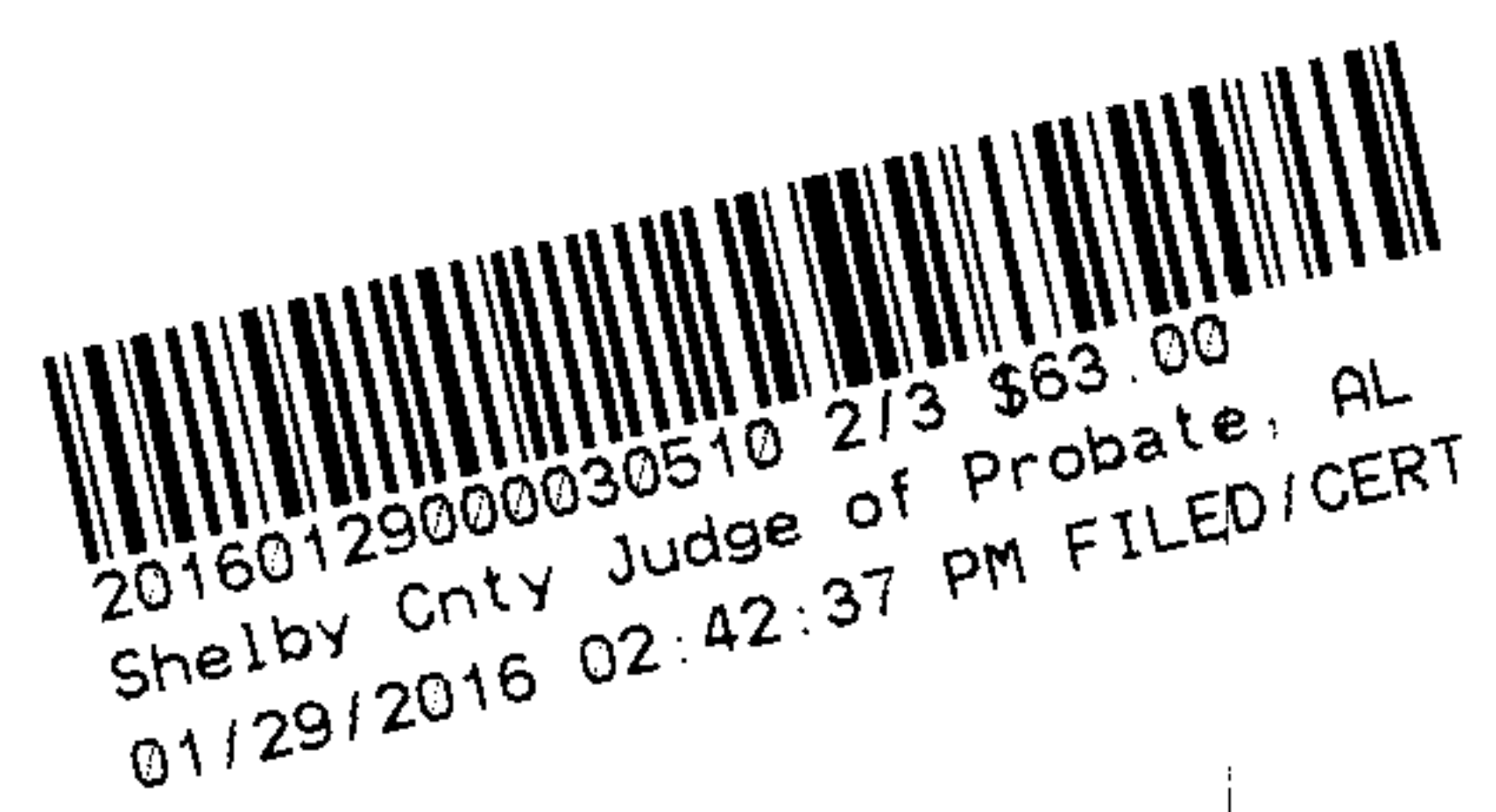

20160129000030510 1/3 \$63.00
Shelby Cnty Judge of Probate, AL
01/29/2016 02:42:37 PM FILED/CERT

Shelby County, AL 01/29/2016
State of Alabama
Deed Tax: \$43.00

EXHIBIT "A"
LEGAL DESCRIPTION

From the Northeast corner of Block 260, Dunstan's Map of Calera, run a tie line along the South right of way line of 20th Street, 229.18 feet to the point of subject parcel of land; from said point, continue along said R/W line North 89 degrees 52 minutes 46 seconds West 110.53 feet; thence South 01 degrees 48 minutes 58 seconds West 166.8 feet; thence along a fence South 89 degrees 56 minutes 52 seconds West 115.72 feet; thence North 00 degrees 01 minutes 57 seconds West 166.84 feet, back to the beginning point; being a part of Lots 5 & 6, Block 259, Dunstan's map of Calera. Being situated in Shelby County, Alabama.

According to the survey of J.S. Pilkington, PE - LS, Ala Reg. No 1304, Cert No. CA-03299-LS.



Real Estate Sales Validation Form

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

Grantor's Name John D. Harrison
Mailing Address 1245 20th
Calera, AL 35040

Grantee's Name Teresira M Hernandez
Mailing Address 113 Brookhollow Way
Pelham AL 35124

Property Address 1245 20th
Calera, AL 35040

Date of Sale February 01, 2016
Total Purchase Price \$43,000.00

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 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 January 28, 2016

Print John D. Harrison

Unattested

(verified by)

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


20160129000030510 3/3 \$63.00
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Form RT-1