

Prepared by:  
**Phillip Barber**  
**400 Brandy Lane**  
**Harpersville, AL 35078**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**GENERAL WARRANTY DEED**

**THIS DEED**, dated this 5<sup>th</sup> day of April, 2019, is made by and between Mr. Phillip E. Barber and Mrs. Dana M. Barber, the "Grantor" located at 400 Brandy Lane, Harpersville, Alabama 35078 in the County of Shelby, and Mr. Benjamin O. Lee and Mrs. Heidi Michelle Barber Lee, the "Grantee" whose legal address is 252 Brandy Lane, Harpersville, Alabama 35078, located in the County of Shelby.

**WITNESS**, that the Grantor, for and in consideration for the total sum of **\$1.00 DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Shelby County and in the state of Alabama, herein described as follows:

**Full Legal Description:**  
**PARCEL 3**

A tract of land situated in the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, and being more particularly described as follows:

Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence run North along the West line of said 1/4-1/4 Section 271.97 feet; thence turn right 90°34'27", and run Easterly 267.97 feet; thence turn right 90°24'16" and run 7.80 feet; thence turn left 88°44'12" and run 102.97 feet; thence continue easterly along that line 271.00 feet to the point of beginning; thence continue along the last described course for 352.58 feet; thence turn right 98°28'28" and run 36.17 feet; thence turn right 87°09'43" and run 56.57 feet; thence turn left 95°35'17" and run 52.26 feet; thence turn right 32°23'16" and run 226.32 feet; thence turn right 57°40'22" and run 158.88 feet; thence turn right 87°39'38" and run 273.40 feet to the point of beginning. Containing 1.6 acres, more or less.


Along with a 20 foot easement for ingress, egress, and utilities:

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence run North along the West line of said 1/4-1/4 Section 271.97 feet; thence turn right 90°34'27", and run Easterly 267.97 feet; thence turn right 90°24'16" and run 7.80 feet to a point of beginning; thence turn left 88°44'12" and run 102.97 feet; thence turn right 87°45'55" and run 20 feet; thence turn right 92°14'07" and run 103.31 feet; thence turn right 88°44'12" and run 20 feet back to the point of beginning.

***SEE ATTACHED FINAL SURVEY SKETCH***

***SUBJECT TO*** current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

Shelby County, AL 04/05/2019  
State of Alabama  
Deed Tax: \$20.50

  
20190405000111500 1/3 \$41.50  
Shelby Cnty Judge of Probate, AL  
04/05/2019 02:23:41 PM FILED/CERT

**HEREBY** releasing and waiving all rights under and by virtue of the laws of the State of Alabama.

**TO HAVE AND TO HOLD** the said premises for the aforesaid parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or otherwise appearing, to the only proper use, and benefit of said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

**IN WITNESS WHEREOF**, the said Grantor has caused and executed this deed on this date the, 5<sup>th</sup> Day of April, 2019.

GRANTOR



Dana M. Barber

(Grantor Signature)

400 Brandy Lane

Harpersville, AL 35078

GRANTEE

Sender



(Grantee Signature)

252 Brandy Lane

Harpersville, AL 35078

Signed in our presence:

Ashley Stantley

(Witness #1 Signature)

May Gots

(Witness #2 Signature)

**STATE OF ALABAMA**


**SHELBY COUNTY**

I, Patry Copeland, a **Notary Public** in and for said county in said state, hereby certify that the forgoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 2019 by Mr. Phillip E. Barber and Mrs. Dana M. Barber, the "Grantor" personally appearing before me to execute the foregoing instrument.

Given under my hand this 5<sup>th</sup> Day of April, 2019.

Patry Copeland  
Notary Public

My Commission Expires: 1/16/23

  
20190405000111500 2/3 \$41.50  
Shelby Cnty Judge of Probate, AL  
04/05/2019 02:23:41 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Phillip + Dana Barber  
Mailing Address 400 Brandy Lane  
Harpersville, AL 35078

Grantee's Name Benjamin O. Lee + Heidi Lee  
Mailing Address 252 Brandy Lane  
Harpersville, AL 35078

Property Address 07-8-28-1-000-010.028

Date of Sale 4/5/19

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 20,480



20190405000111500 3/3 \$41.50  
Shelby Cnty Judge of Probate, AL  
04/05/2019 02:23:41 PM FILED/CERT

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 Tax Office

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 4/5/19

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1