

20121101000420030 1/2 \$167.00
Shelby Cnty Judge of Probate, AL
11/01/2012 01:40:00 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Christian T. Harper
Ashlee K. Harper
234 Glynn Hollow Cir
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, John David Kelley, a married man, and Christian T. Harper and wife, Ashlee K. Harper (herein referred to as grantors) do grant, bargain, sell and convey unto Christian T. Harper and wife, Ashlee K. Harper (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 3, according to the Survey of Glynn Hollow, as recorded in Map Book 24, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead of the grantor nor of his spouse.

The purpose of this deed is to remove John David Kelley from vested title herein.

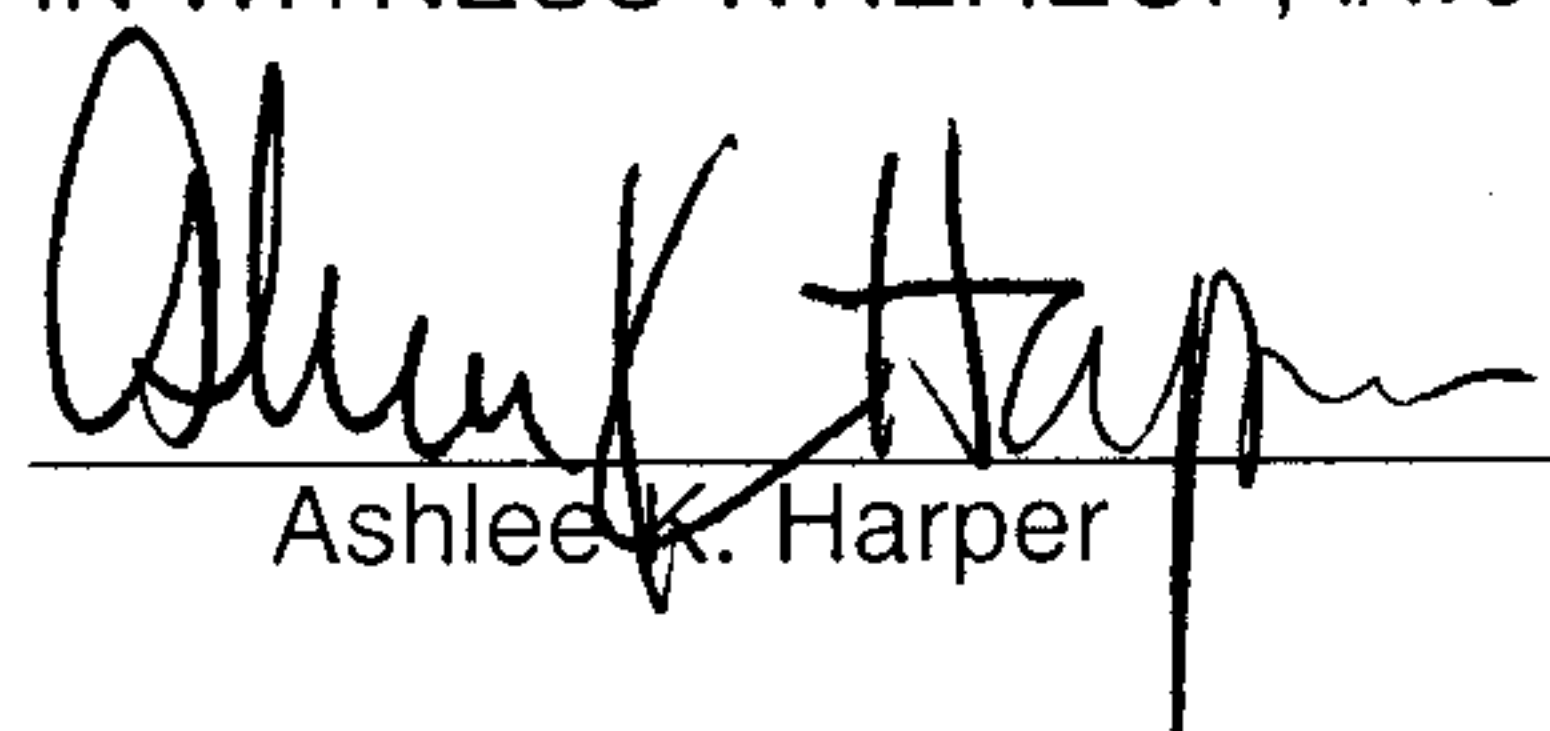
Subject to all rights of way, easements, covenants and restrictions of record.

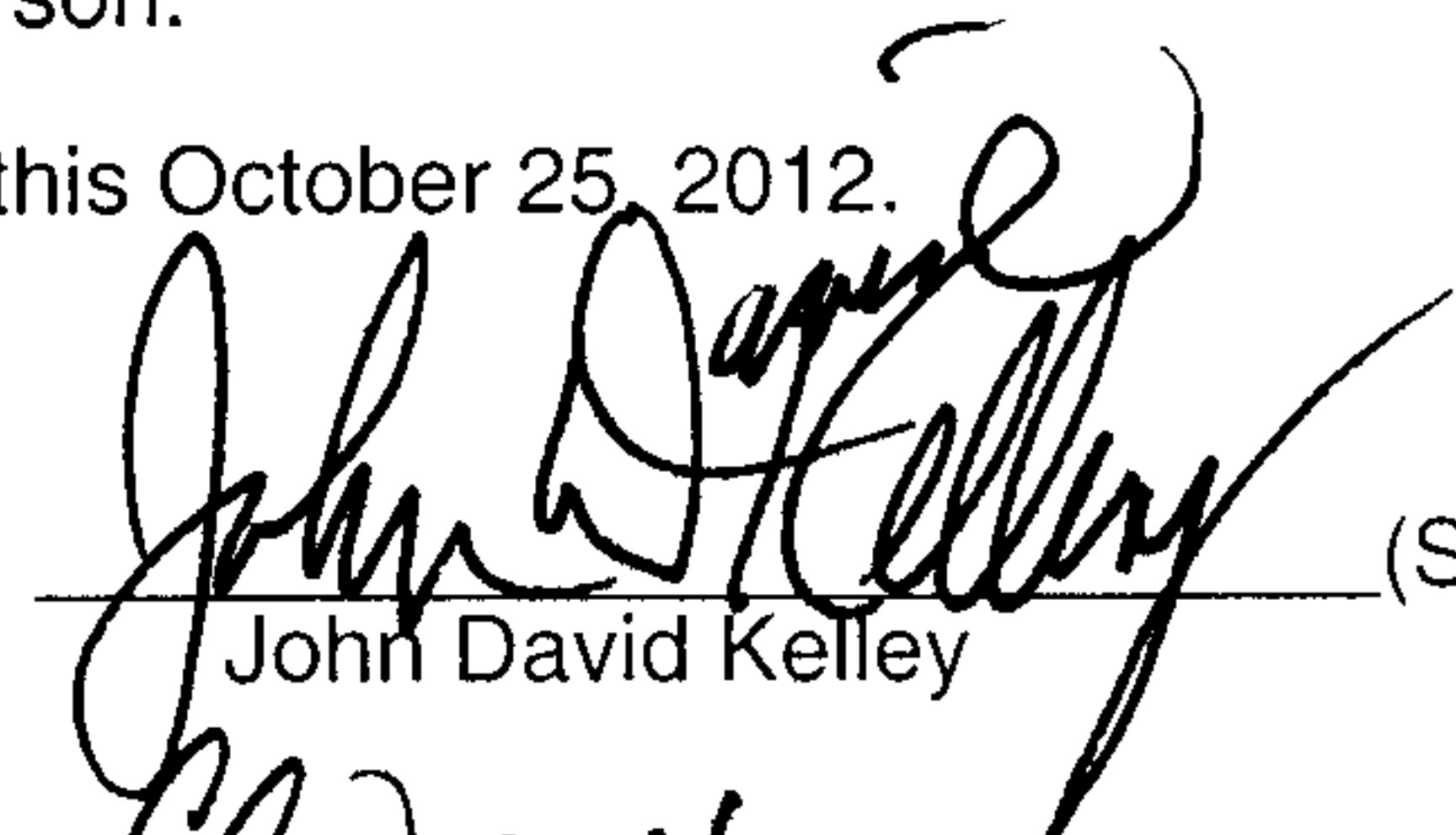
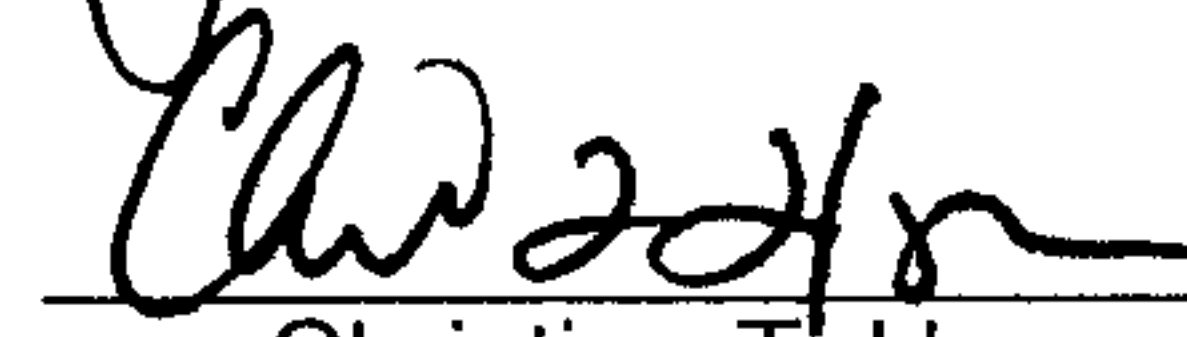
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 October 25, 2012.

 (SEAL)
Ashlee K. Harper

 (SEAL)
John David Kelley
 (SEAL)
Christian T. Harper

STATE OF ALABAMA
JEFFERSON COUNTY

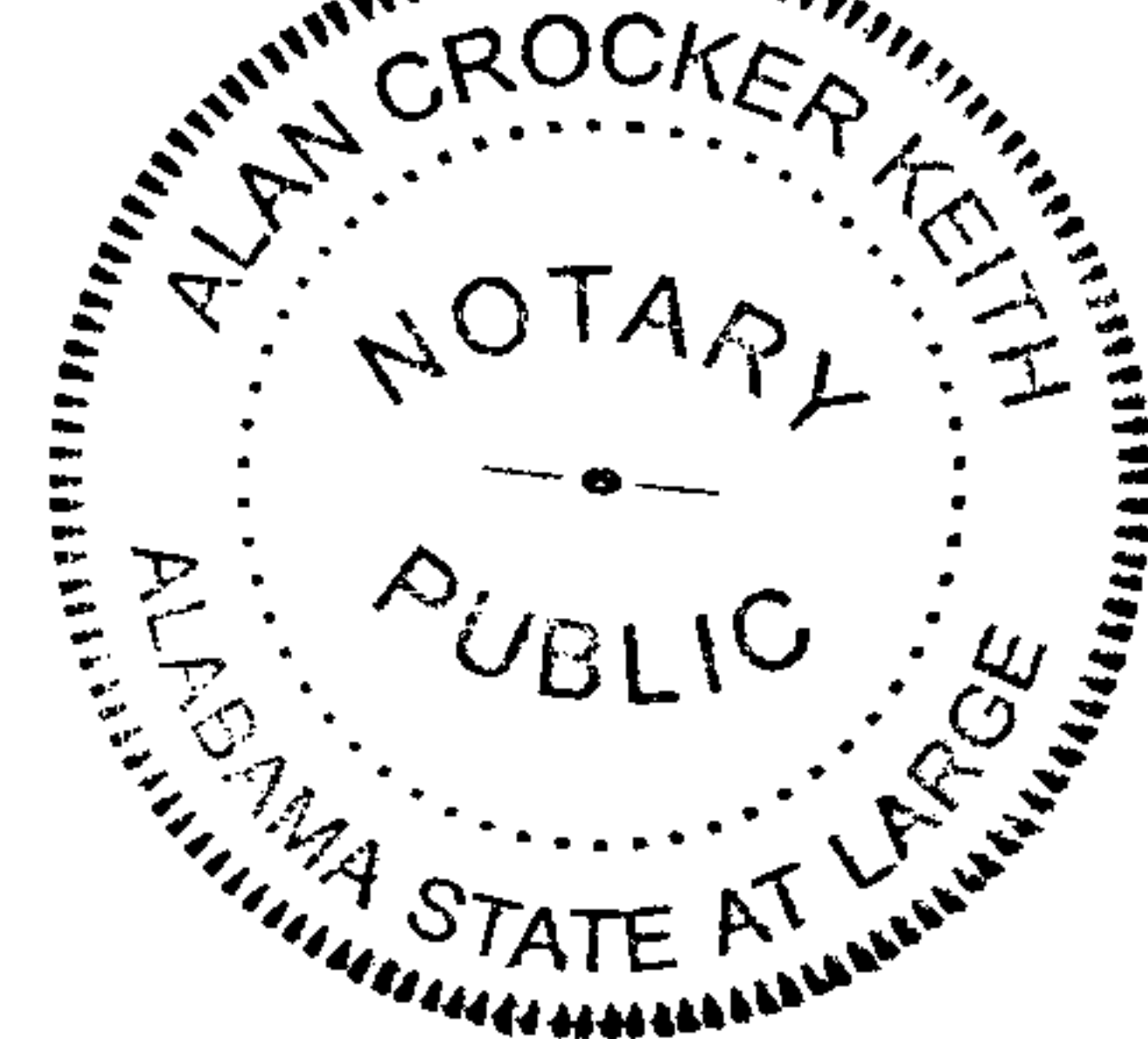
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John David Kelley, a married man, and Christian T. Harper and wife, Ashlee K. Harper, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on October 25, 2012.

My commission expires: 3/20/16



NOTARY PUBLIC



Shelby County, AL 11/01/2012
State of Alabama
Deed Tax: \$152.00

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 David Kelley, Ashlee K. Harper
and Christian T. Harper

Mailing address:
234 Glynn Hollow Circle
Columbiana, AL 35051

Grantee's name: Ashlee K. Harper and Christian
T. Harper

Mailing address:
234 Glynn Hollow Circle, Columbiana, AL 35051

Property address:
234 Glynn Hollow Circle
Columbiana, AL 35051

Date of Sale: October 25, 2012

Total Purchase Price \$
or

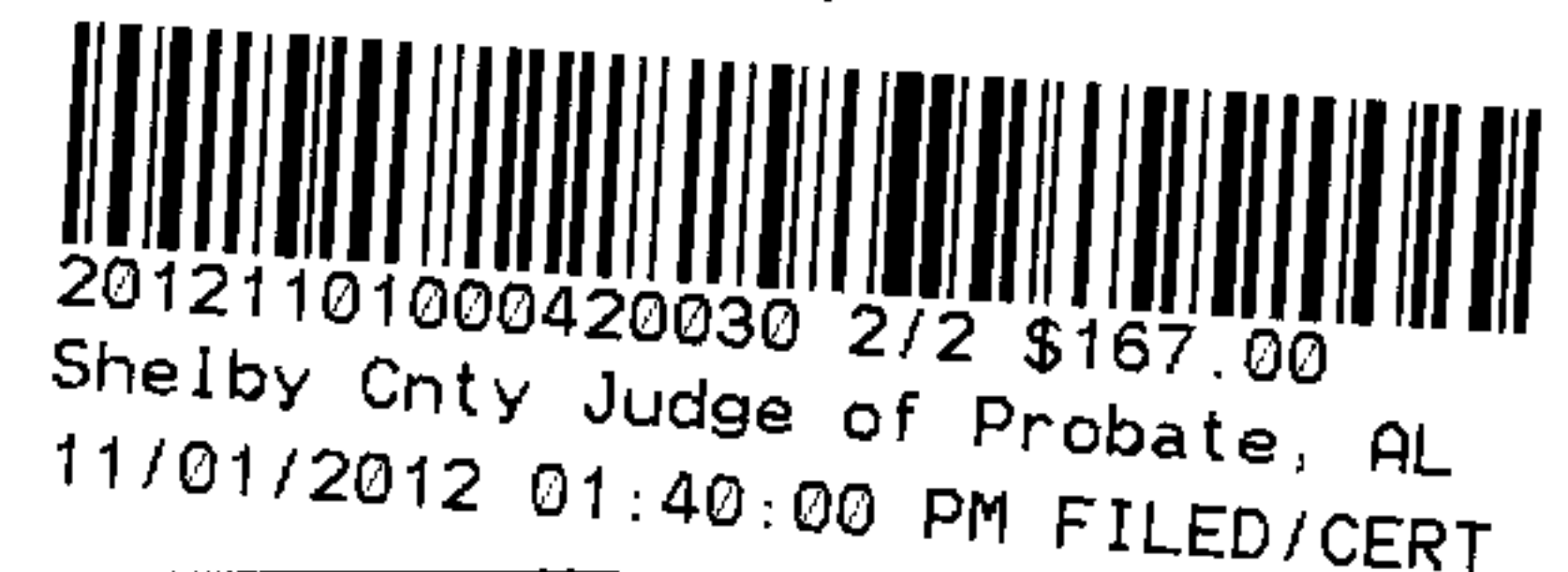
Assessor's Market Value \$455,700.00* *Deed

tax paid on one third of this amount, or \$151,900.00, as one of 3 current owners has transferred his title to
the remaining two.

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/Agreement of parties
☐ 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 or the assessor's current market value.

If no proof is provided and the value must be determined, the current estate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility for
property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975
Section 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 Section 40-22-1 (h).

Date: October 25, 2012

____ Unattested

(Verified by)

Print name: John David Kelley

Sign: _____

(Grantor)