

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Christopher D. Fry and Amy G. Fry  
6 Nevinshire Place  
Birmingham, AL 35242

## WARRANTY DEED

20121205000464230 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
12/05/2012 09:13:55 AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Ten Thousand One Hundred And No/100 Dollars (\$210,100.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Deloris Harris, Trustee of the Harris Living Trust, dated 09/29/2008 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher D. Fry and Amy G. Fry (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Ninety-Nine Thousand Five Hundred And No/100 Dollars (\$199,500.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on November 15, 2012.

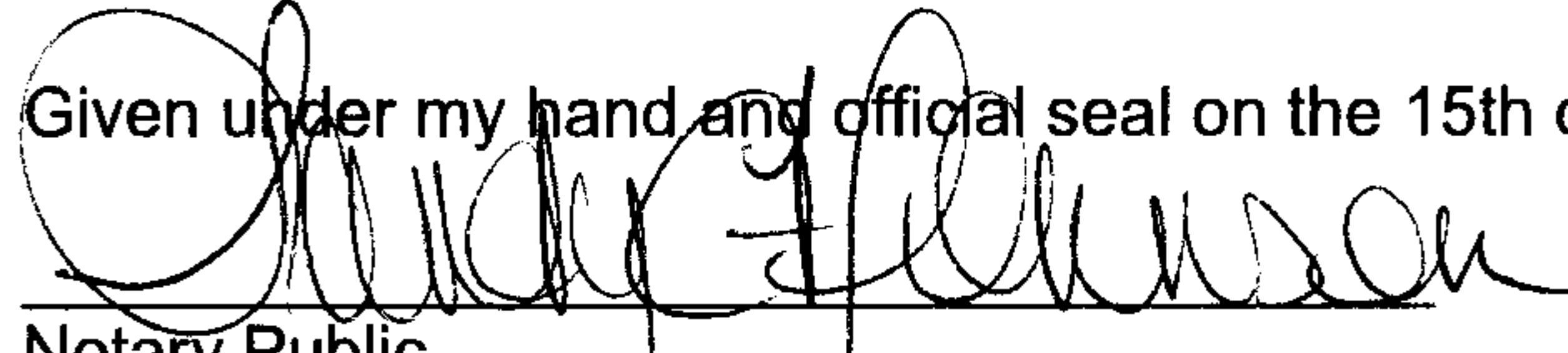
  
Deloris Harris, Trustee of the Harris Living Trust, dated 09/29/2008

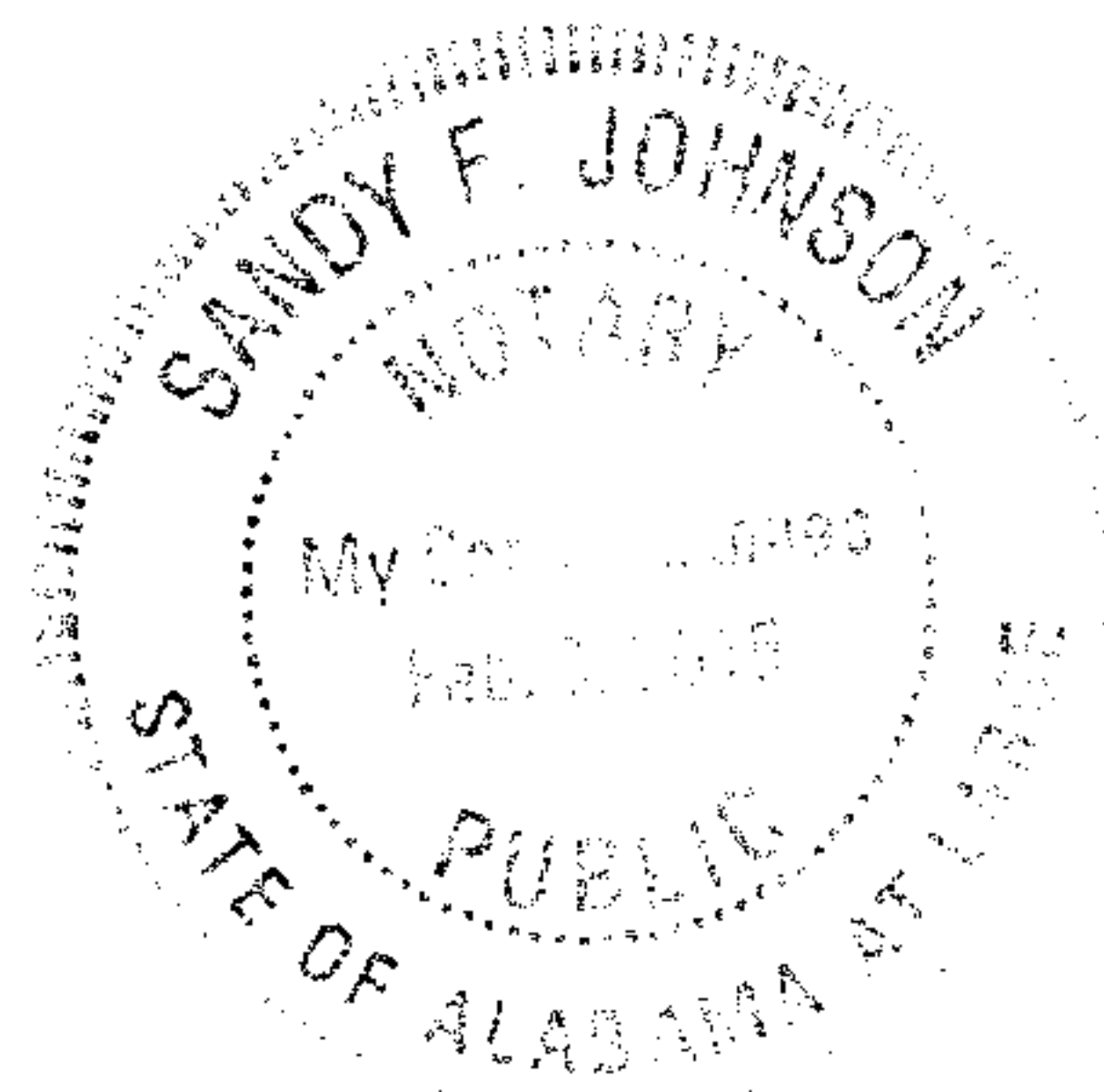
Shelby County, AL 12/05/2012  
State of Alabama  
Deed Tax: \$11.00

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Deloris Harris, whose name as Trustee of the Harris Living Trust, dated 09/29/2008, 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, she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Harris Living Trust.

Given under my hand and official seal on the 15th day of November, 2012.

  
Notary Public  
Commission Expires:



## EXHIBIT "A"

### PARCEL I:

Lot 2, according to the Survey of Nevinshire Village, as recorded in Map Book 11, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except that part of Lot 2 excepted in Real Volume 142, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

### PARCEL II:

A part of Lot 3, Nevinshire Village, as recorded in Map Book 11, page 29, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West and run in an Easterly direction along the Southerly line of said 1/4 - 1/4 section line for a distance of 404.04 feet to the Southeasterly corner of the aforesaid Lot 3; thence 56 degrees, 33 minutes to the left and run in a Northeasterly direction along the Easterly line of said Lot 3 for a distance of 161.70 feet to the point of beginning; thence continue along the last stated course for a distance of 100.00 feet to a point; thence 150 degrees, 00 minutes to the left in a Southwesterly direction for a distance of 15.0 feet to a point, thence 30 degrees, 00 minutes to the left and run in a Southwesterly direction and parallel to the Easterly line of said Lot 3 for a distance of 60.0 feet to a point; thence 15 degrees, 31 minutes, 07 seconds to the left and run in a Southwesterly direction for a distance of 28.03 feet to the point of beginning.



20121205000464230 2/3 \$29.00  
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Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Deloris Harris, Trustee of the Harris  
Living Trust, Dated 09/29/2008

Grantee's Name Christopher D. Fry

Mailing Address 6 Nevinshire Place  
Birmingham, AL 35242

Mailing Address 283 High Ridge Drive  
Pelham, AL 35124

Property Address 6 Nevinshire Place  
Birmingham, AL 35242

Date of Sale November 15, 2012

Total Purchase Price \$210,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$



20121205000464230 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
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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 - Deloris Harris, Trustee of the Harris Living Trust, Dated 09/29/2008, 6  
Nevinshire Place, Birmingham, AL 35242.

Grantee's name and mailing address - Christopher D. Fry, 283 High Ridge Drive, Pelham, AL 35124.

Property address - 6 Nevinshire Place, Birmingham, AL 35242

Date of Sale - November 15, 2012.

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 with 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: November 15, 2012

Sign Shelby Johnson  
Agent