

This instrument prepared by:
TitleSouth, LLC
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Ronald C. Harrison and Marcia L. Harrison
1340 SW 8th Street
Alabaster, AL 35007

WARRANTY DEED



20130225000079850 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/25/2013 03:49:50 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Fifty-Three Thousand Five Hundred And No/100 Dollars (\$53,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jason Maurer and Rebecca Maurer, husband and wife, and Lance Maurer, a married man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ronald C. Harrison and Marcia L. Harrison (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.

Lot 13, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Re. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the Northerly right of way line of Center Avenue and the Easterly right of way of Mill Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama, thence Northerly along said line of Mill Street for 57.00 feet; thence 90 degrees, 00 minutes right and run Easterly for 147.36 feet; thence 90 degrees, 00 minutes right and run Southerly for 44.50 feet to a point on the Northerly right of way line of Center Avenue; thence 85 degrees, 09 minutes, 15 seconds right and run Southwesterly along said right of way line of Center Avenue for 147.89 feet to the point of beginning.

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.

Fifty Thousand Eight Hundred Twenty-Five And No/100 Dollars (\$50,825.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of Lance Maurer, nor that of his spouse, neither is it contiguous thereto.

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 February 18, 2013.

Jason Maurer
Jason Maurer

Rebecca Maurer
Rebecca Maurer

Lance Maurer
Lance Maurer

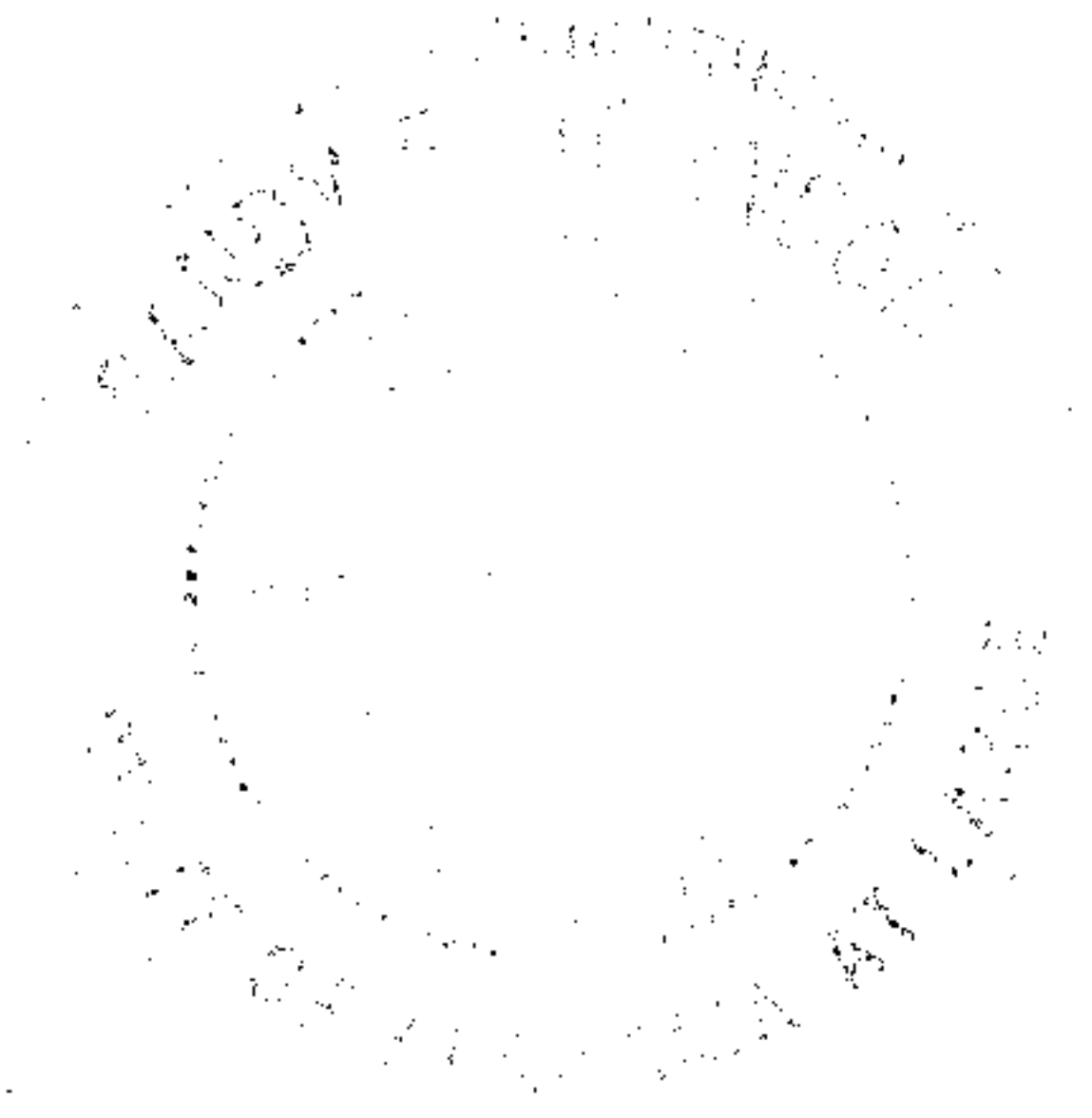
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Maurer, Rebecca Maurer, and Lance Maurer, whose names 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 on the day same bears date.

Given under my hand and official seal on the 18th day of February, 2013.

[Signature]
Notary Public
Commission Expires:



Real Estate Sales Validation Form

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

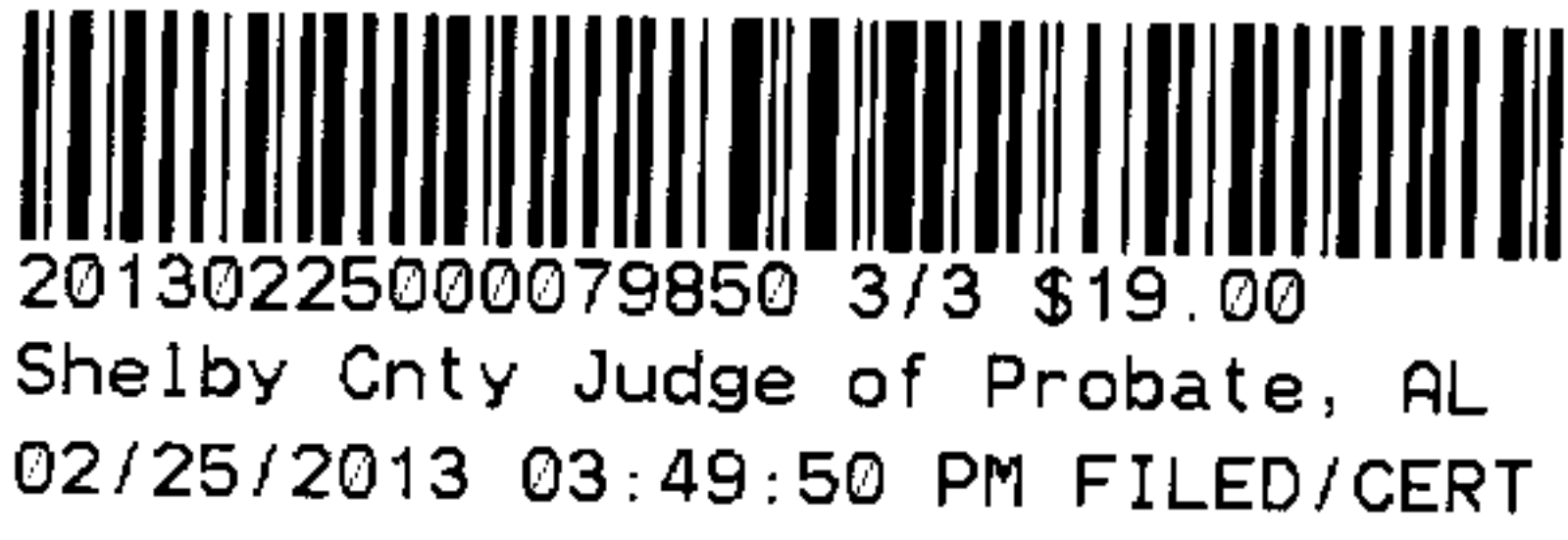
Grantor's Name Jason Maurer and Lance Maurer
Mailing Address 1340 SW 8th Street
Alabaster, AL 35007

Grantee's Name Ronald C. Harrison and Marcia L. Harrison
Mailing Address 10489 Hwy 119
Alabaster, AL 35007

Property Address 1340 SW 8th Street
Alabaster, AL 35007

Date of Sale February 18, 2013
Total Purchase Price \$53,500.00

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 - Jason Maurer and Lance Maurer, 1340 SW 8th Street, Alabaster, AL 35007.

Grantee's name and mailing address - Ronald C. Harrison and Marcia L. Harrison, , .

Property address - 1340 SW 8th Street, Alabaster, AL 35007

Date of Sale - February 18, 2013.

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: February 18, 2013

Sign [Signature]
Agent