

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Cynthia LaNeal Harmon
301 North Main Street
Columbiana,, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20130503000182890 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/03/2013 02:45:46 PM FILED/CERT

That in consideration of One Hundred Forty Nine Thousand Nine Hundred dollars and Zero cents (\$149,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Deborah A. Fetner, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cynthia LaNeal Harmon (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 AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$152,959.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND 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 have hereunto set my hand(s) and seal(s), this 29th day of April, 2013.

_____	(SEAL)	<u>Deborah A. Fetner</u>	(SEAL)
_____	(SEAL)	_____	(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Deborah A. Fetner whose name 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2013.

My Commission Expires: 10-4-16

Michael T. Atchison
Notary Public

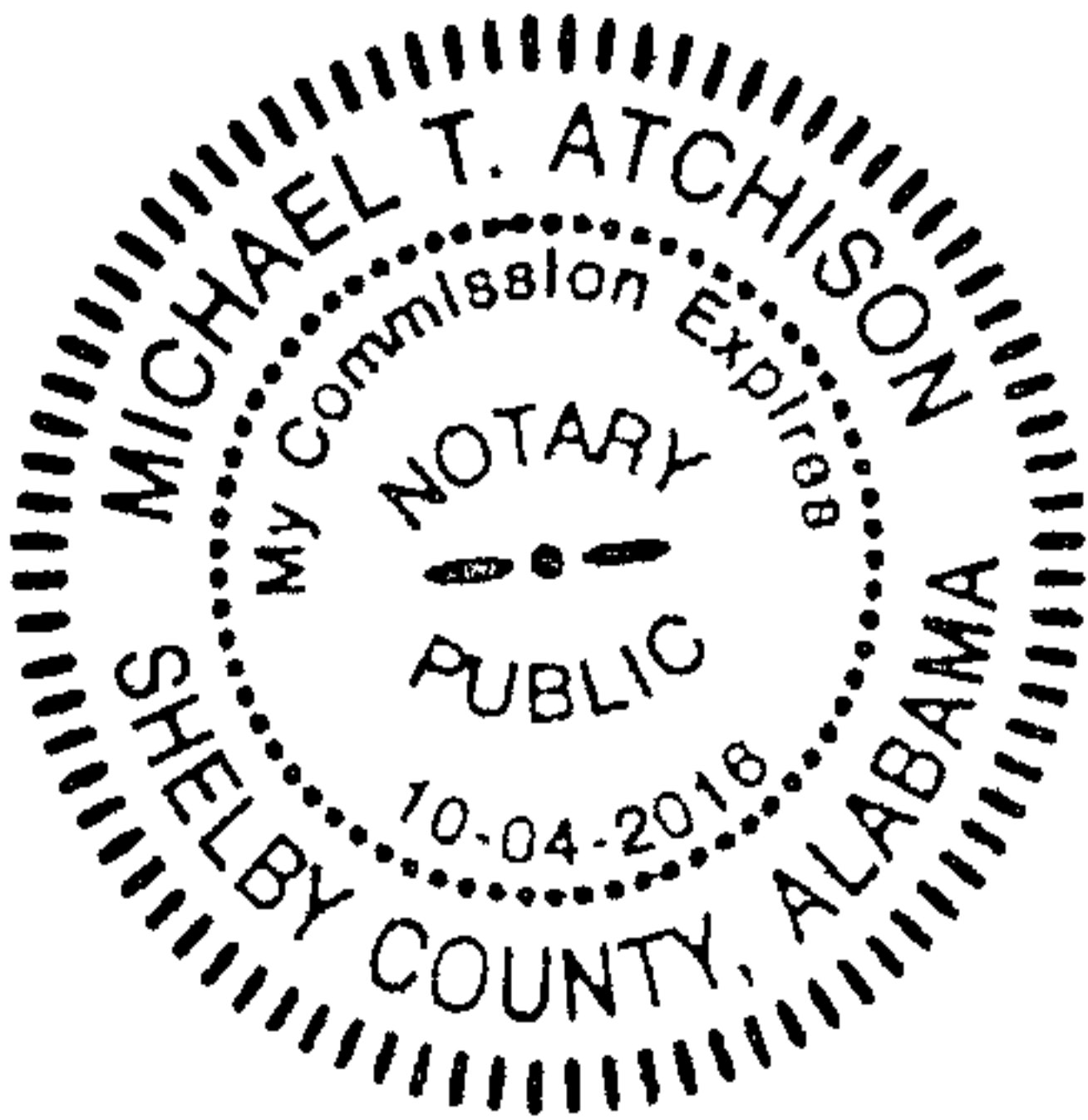


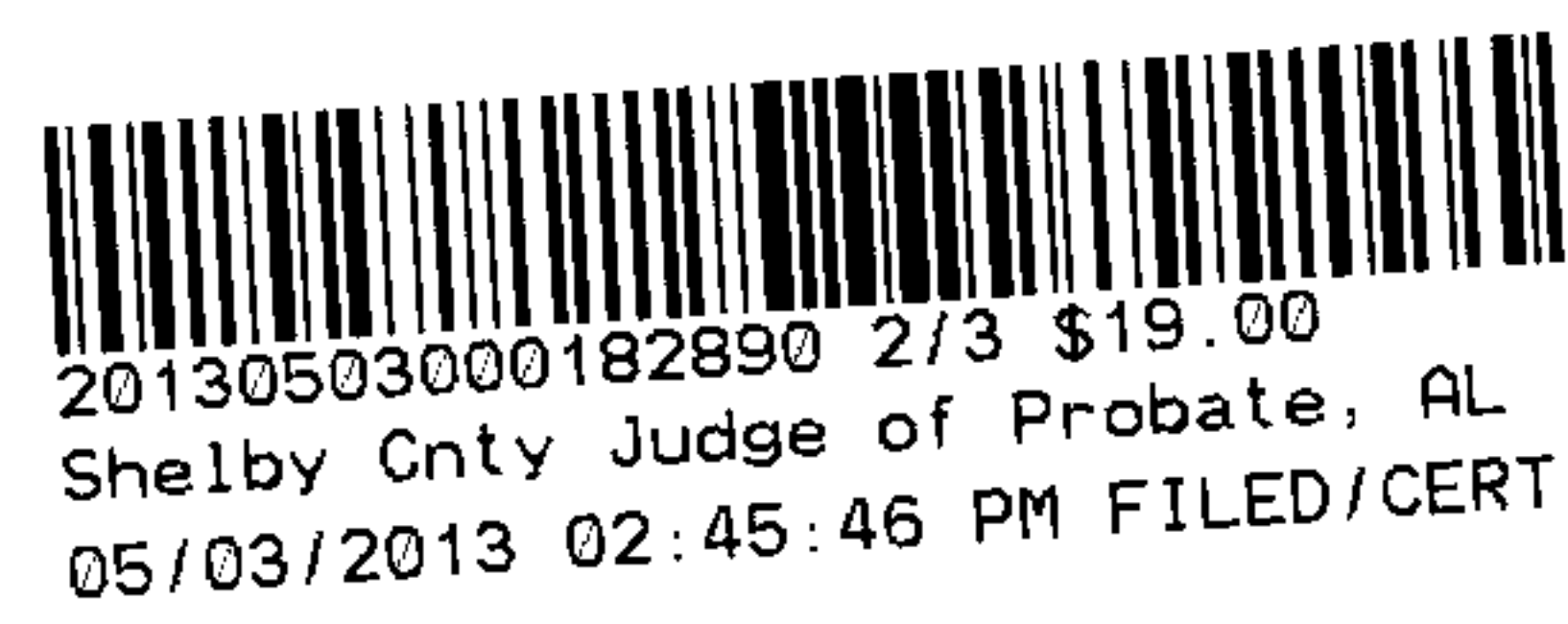
EXHIBIT A

A part of the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama, more particularly described as follows:

Beginning at a point where the East line of North Main Street in Columbiana intersects the North line of Meyer Street (a former alley according to Horsley's Map) and run thence Northerly along the said East line of said North Main Street a distance of 80.0 feet to an existing steel pin corner; thence turn 91 degrees 06 minutes 21 seconds to the right and run Easterly parallel with the North line of said Meyer Street a distance of 251.31 feet to a steel pin in the centerline of an open drainage ditch; thence turn 125 degrees 42 minutes 56 seconds to the right and run Southwesterly along said centerline of said ditch a distance of 98.05 feet to a steel pin set on the North line of same said Meyer Street; thence turn 54 degrees 10 minutes 20 seconds to the right and run Westerly along said North line of said Meyer Street a distance of 192.53 feet to a steel pin and the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Joseph E. Conn, Jr., RLS#9049, dated August 1, 1994.



Real Estate Sales Validation Form

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

Grantor's Name Deborah A. Zarob Grantee's Name Cynthia Harmon
Mailing Address Fetner Mailing Address 301 North Main St
2269 Hwy 30 Columbiana AL
Columbiana, AL 35051 35051

Property Address 301 North Main Date of Sale 4-29-13
Street Total Purchase Price \$ 149,900.00
Columbiana AL Or
35051 Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, 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 4-29-17 Print Deborah A Zarob
☐ Unattested _____ Sign Deborah A Zarob
(verified by) (Grantor/Grantee/Owner/Agent) circle one

