

Send Tax Notice To:

Zachary N. Harris and Heather R. Harris

155 Pebble Drive
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
850 Shades Creek Parkway, Suite 210
Birmingham, AL 35209
(205) 871-1440 Cartus File #2335469


20130805000316660 1/3 \$55.00
Shelby Cnty Judge of Probate, AL
08/05/2013 10:30:13 AM FILED/CERT

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of _____
DOLLARS (\$ 135,000.00), and other good and valuable consideration, this day in hand paid to the
undersigned **Cartus Financial Corporation**, (herein referred to as GRANTOR), the receipt whereof is
hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the
GRANTEES, Zachary N. Harris and Heather R. Harris (hereinafter
referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being
in the County of Shelby, State of Alabama, to-wit:

**Lot 66, according to the Survey of Summer Brook Sector 4 as recorded in
Map Book 21, Page 104, Shelby County, Alabama Records.**

Deed Effective Date: July 31, 2013

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if
any, of record.

\$ 100,000.00 of the Purchase Price was paid from the proceeds of a mortgage
recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the
rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint
tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby 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, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein
conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse
claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to
Grantees.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the _____day of
_____, 20____.

Shelby County, AL 08/05/2013
State of Alabama
Deed Tax: \$35.00

Cartus Financial Corporation

By: Al Deterding
Name: Al Deterding
Its: Assistant Vice President

STATE OF NJ)
COUNTY OF Burlington)

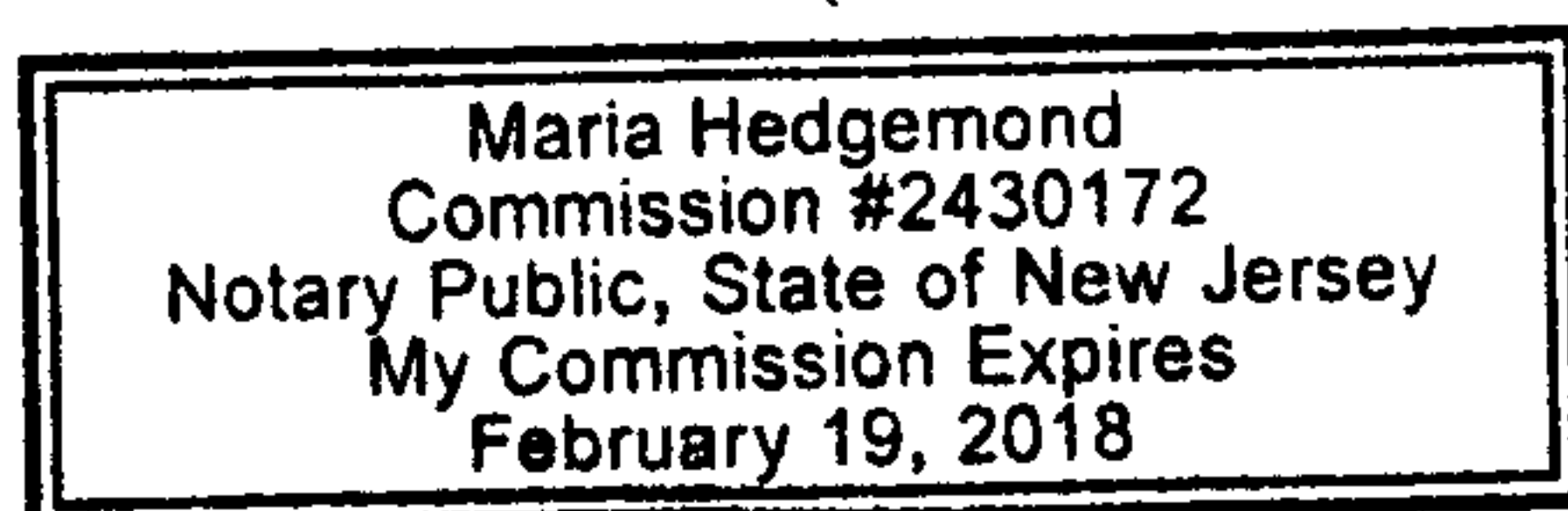
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
Al Deterding whose name as Assistant Vice President of Cartus Financial Corporation., is signed
to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being
informed of the contents, _____ as such _____ and with such authority, executed the same
voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the _____ day of

April 24, 2013.
Maria Hedgemond

NOTARY PUBLIC

My Commission Expires: _____



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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 Cartus Financial Corporation Grantee's Name Zachary N. + Heather R. Harris
 Mailing Address 40 Apple Ridge Road Mailing Address 155 Pebble Drive
Danbury, CT 06810 Alabaster, AL 35007

Property Address 155 Pebble Drive Date of Sale 7/31/13
Alabaster, AL 35007 Total Purchase Price \$ 135,000.00
 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 ☐ 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 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 8/2/13 Print Jeff D. Farmer
 Unattested Sign [Signature]
 (verified by) _____
 (Grantor/Grantee/Owner/Agent) circle one

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