

STATE OF ALABAMA

## Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of Three Hundred Fifty One Thousand and No/100ths Dollars (\$351,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **GEORGE S. HARRIS AND VICKIE HARRIS, Husband and Wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **JENNIFER A. REID** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 849, according to the Survey of Eagle Point, 8<sup>th</sup> Sector, Phase 2, as recorded in Map Book 25, page 81, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, 2014 taxes, and the following:


1. **Building Setback line of 25 feet reserved from Eagle Valley Drive, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, an irregular easement for drainage and sanitary sewer along the rear.**
3. **Restrictions, covenants, and conditions as set out in Deed Book 206, page 448, and Inst. #1998-49271, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 111, page 408, Deed Book 149, page 380 and Deed Book 109, page 70, in Probate Office.**
5. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 331, page 262 and Deed Book 81, page 417, in Probate Office.**
6. **Release of damages as set out in Inst. #1996-26590, in Probate Office of Shelby County, Alabama.**
7. **Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 25, page 81 in Probate Office.**
8. **Restrictions, limitations and conditions as set out in Plat Book 25, page 81, in the Probate Office of Shelby County, Alabama.**
9. **Location of Lake as shown on Plat as recorded in Plat Book 25, page 81, in the Probate Office of Shelby County, Alabama.**


\$ 280,800.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

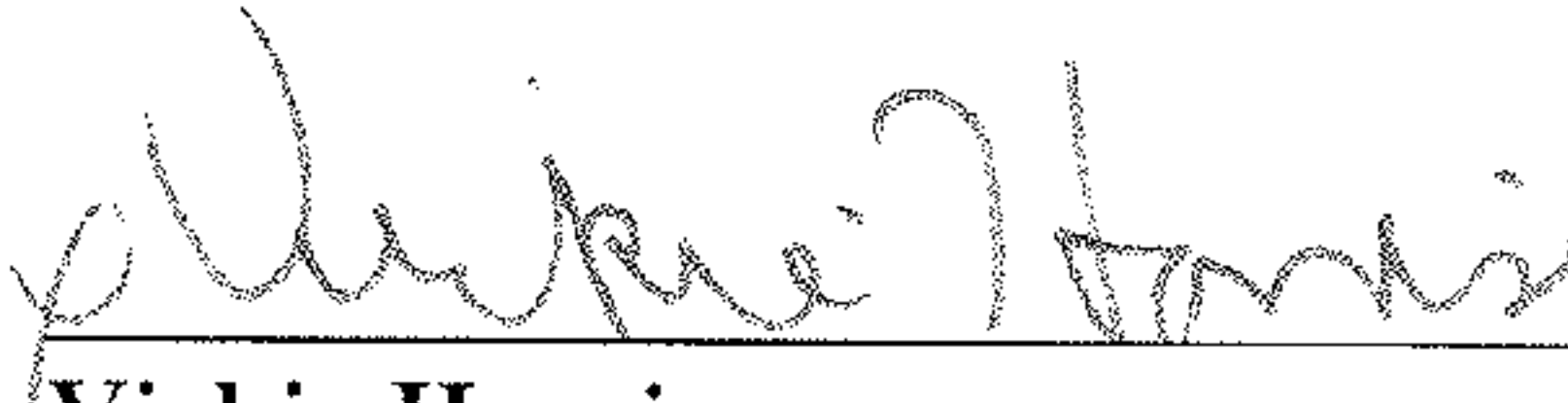
And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantors have set their hands and seals this 31st day of July, 2014.

  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
George S. Harris {L.S.}

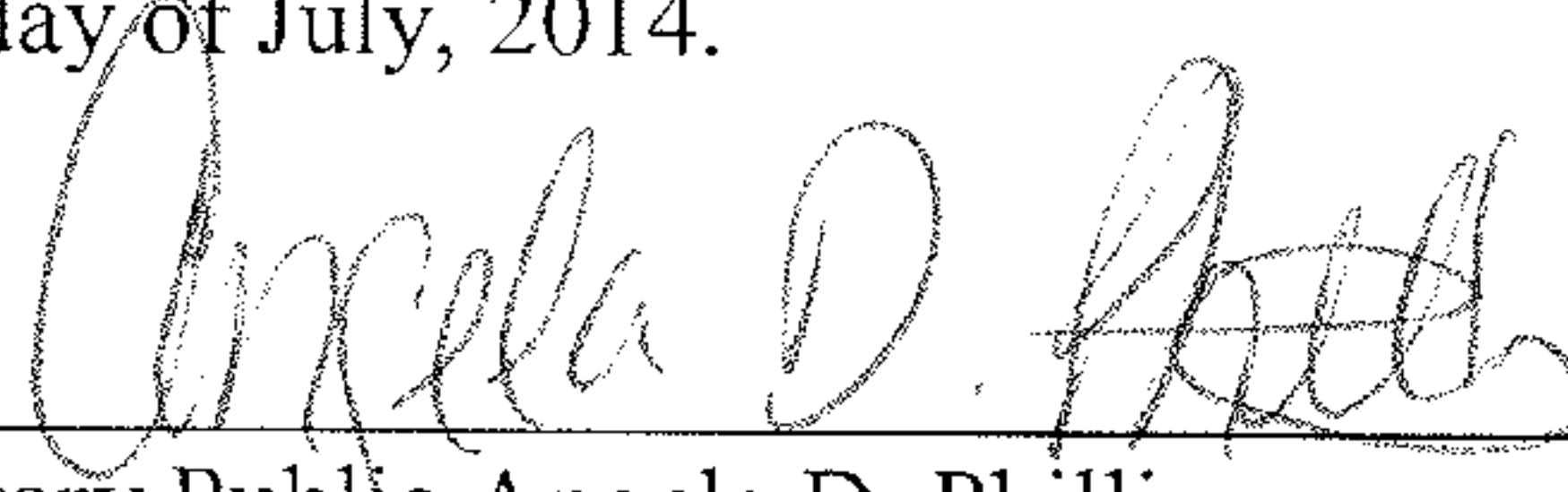
  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Vickie Harris {L.S.}

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **George S. Harris and Vickie Harris**, 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 voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of July, 2014.

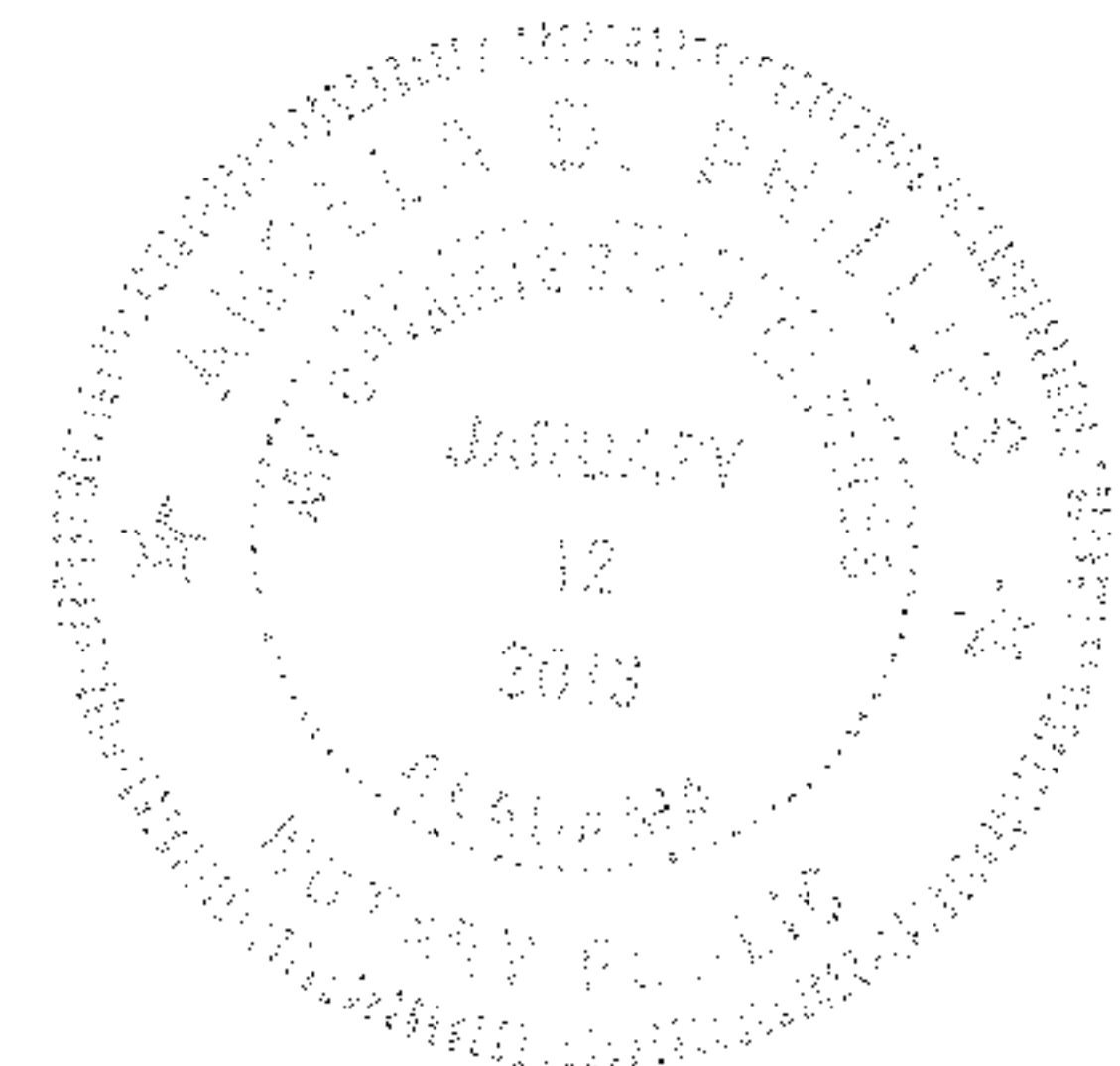
  
\_\_\_\_\_  
Notary Public Angela D. Phillips  
My commission expires 01/12/2016 1/12/16

**GRANTEE'S MAILING ADDRESS:**

Jennifer A. Reid  
1025 Eagle Valley Drive  
Birmingham, AL 35242

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2014-06-4026





## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

George S. Harris and Vickie Harris  
7015 Colony Park Drive  
Birmingham AL 35242

Grantor's Name Jennifer A. Reid  
Mailing Address 1025 Eagle Valley Drive  
Birmingham, AL 35242

Property Address 1025 Eagle Valley Drive  
Birmingham, AL 35242

Date of Sale 07/31/2014  
Total Purchase Price \$351,000.00

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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

XXX 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.

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Instructions

Grantor's name and mailing address - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 7/31/14

Print: George S. Harris

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/05/2014 02:24:19 PM  
\$90.50 CHERRY  
20140805000243220