

**THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000**

**Send Tax Notice To:
CHRISTOPHER DAFFRON
55 Willowcreek Lane
Leeds, Al 35094**

WARRANTY DEED



20140908000280660 1/3 \$26.00
Shelby Cnty Judge of Probate: AL
09/08/2014 11:04:48 AM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TEN DOLLARS AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **JOHNNY C. HARRIS, A MARRIED MAN and MARLIN C. HARRIS, A MARRIED MAN** (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CHRISTOPHER DAFFRON** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby , Alabama, to-wit:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 1 EASE; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION FOR 425.00 FEET; THENCE RUN N08°53'04"W FOR 390.18 TO THE POINT OF BEGINNING; THENCE RUN N25°45'50"E FOR 150.00 FEET; THENCE RUN N75°43'50" E FOR 266.98 FEET; THENCE RUN S13°52'42"E FOR 157.42 FEET; THENCE RUN S82°42'53"W FOR 280.40 FEET; THENCE RUN S81°28'58"W FOR 84.49 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS

LEGAL FROM SURVEY DATED 7/26/2014 BOBBY RAY SPANICK

SUBJECT TO:

- 1) TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS**
- 2) EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP**
- 3) TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**

Shelby County, AL 09/08/2014
State of Alabama
Deed Tax: \$6.00

Said deed was prepared without the benefit of title insurance or examination. Legal description was provided by the Grantor.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS NOR THAT OF THEIR SPOUSES.

TO HAVE AND TO 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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 5th day of September, 2014.

Johnny C. Harris
JOHNNY C. HARRIS

Marlin L. Harris
MARLIN L. HARRIS

STATE OF ALABAMA
ST. CLAIR COUNTY

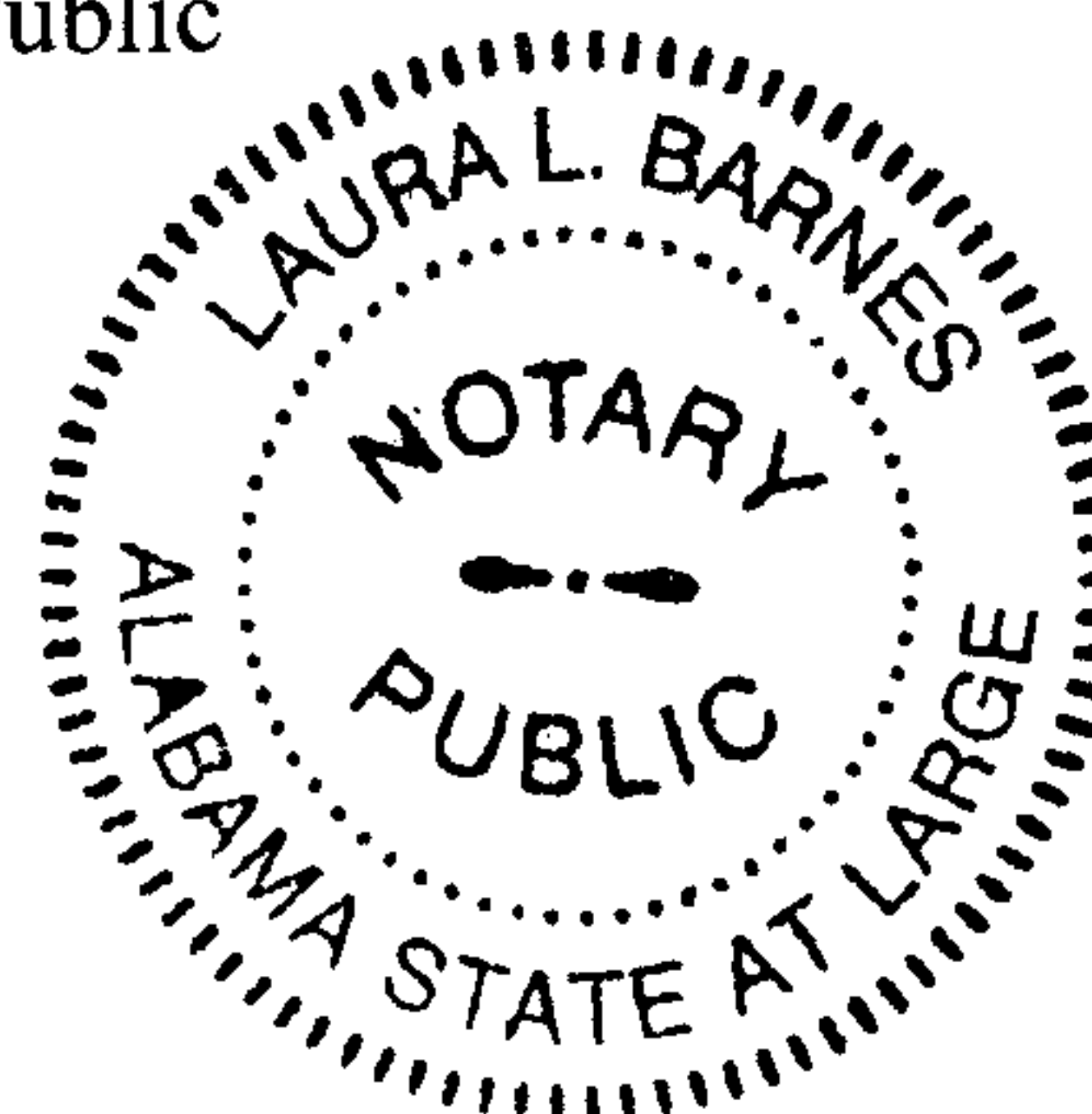
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHNNY C. HARRIS AND MARLIN L. HARRIS whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2014.

[Handwritten Signature]

Notary Public

My 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 Johnny & Maria Harris
Mailing Address 160 Mimosa Rd
Leeds
35094

Grantee's Name Christopher Daffron
Mailing Address 55 Willow Creek Ln
Leeds AL
35094

Property Address 121 Willow Creek Ln
Leeds, AL 35094
55 Willow Creek Ln
Leeds, AL
35094

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 5857

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 - 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 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 _____
 Unattested Laura Nelson
(verified by)

Print Christopher Daffron
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

