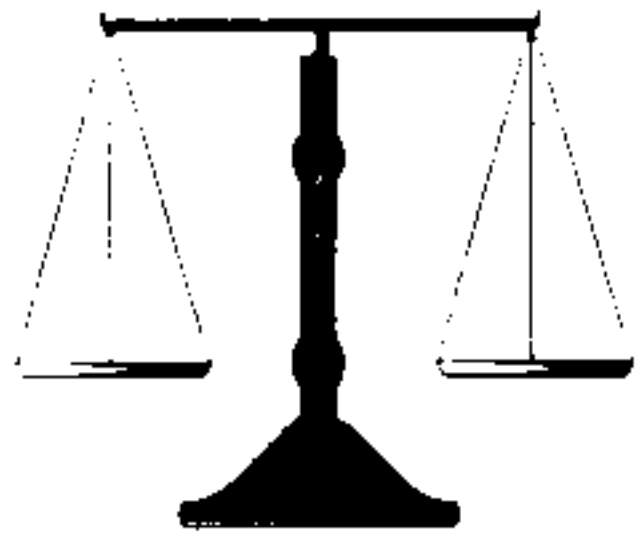


20141001000307190 1/3 \$38.50  
Shelby Cnty Judge of Probate, AL  
10/01/2014 10:52:34 AM FILED/CERT



This instrument prepared by:  
**MASSEY, STOTSER & NICHOLS, PC**  
Attorneys at Law  
231 Second Avenue East  
Oneonta, Alabama 35121

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WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

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STATE OF ALABAMA )

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND and No/100 (\$185,000.00) Dollars, to the undersigned Grantor, CHRISTOPHER T. JOHNSON, a married man, in hand paid by LARRY WAYNE HARRIS and wife, NANCY YVONNE HARRIS, the receipt of which is hereby acknowledged, the said CHRISTOPHER T. JOHNSON, does by these presents, grant, bargain, sell and convey unto the said LARRY WAYNE HARRIS and NANCY YVONNE HARRIS, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 70 according to the Amended Plat of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Page 21 A&B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002030600010788 in the Probate Office of Shelby county, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Description furnished by Grantor, title not searched.

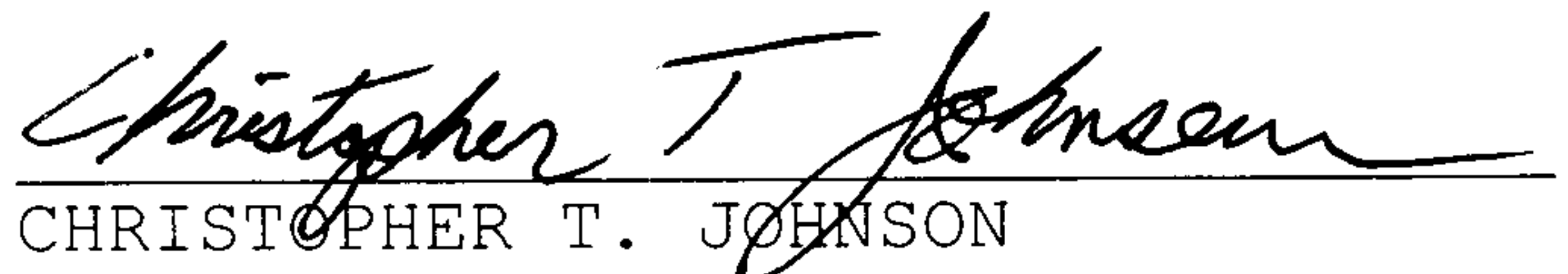
THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PORTION OF THE GRANTOR'S HOMESTEAD.

THE ABOVE DESCRIBED PROPERTY IS BEING PAID FOR BY A MORTGAGE BEING FILED SIMULTANEOUSLY IN THE AMOUNT OF \$166,500.00. THE PURCHASE PRICE CAN BE VERIFIED BY SALES CONTRACT.

TO HAVE AND TO HOLD, To the said LARRY WAYNE HARRIS and NANCY YVONNE HARRIS, 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself, my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will, and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 30<sup>th</sup> day of September, 2014.

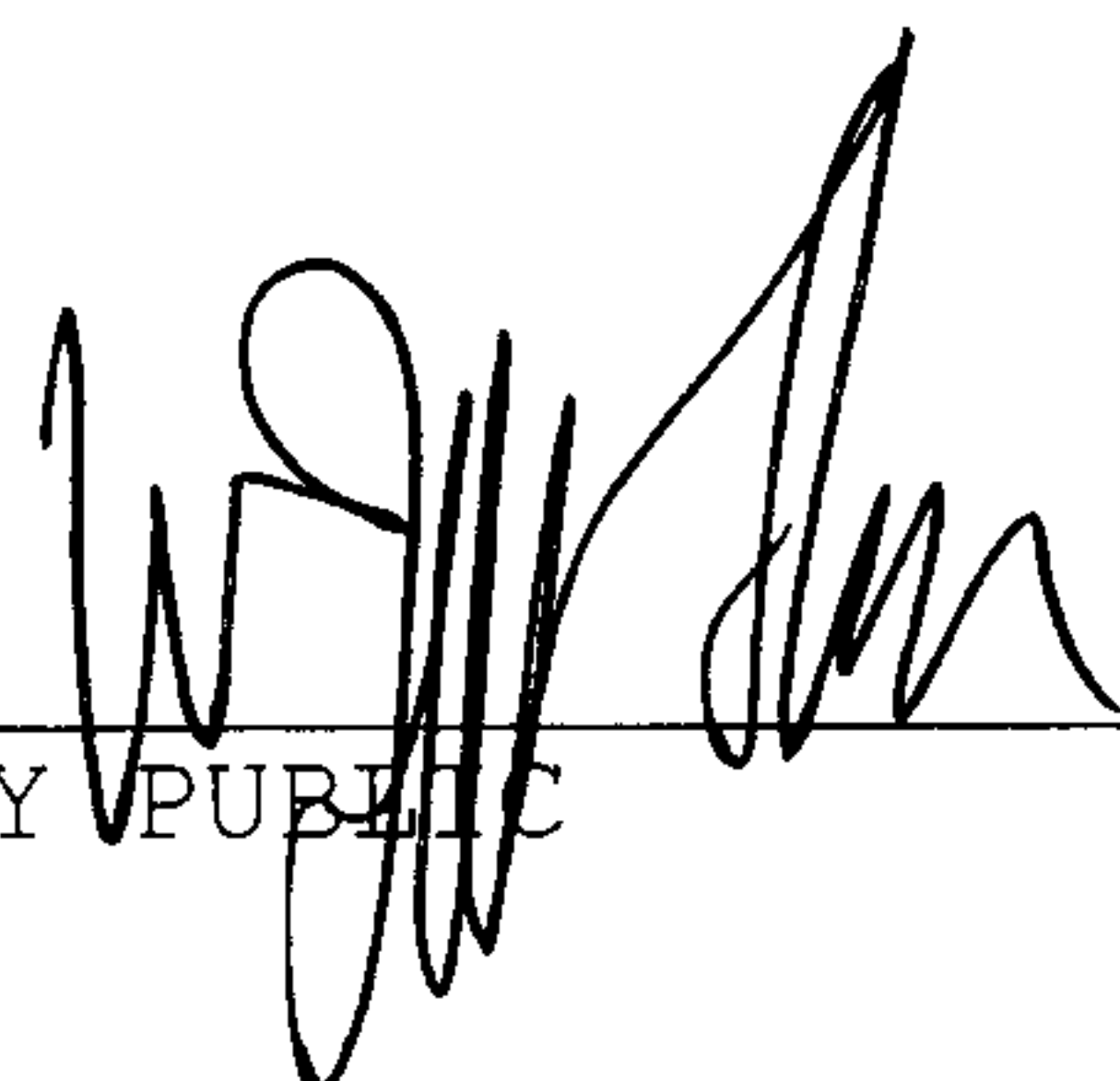
  
CHRISTOPHER T. JOHNSON

STATE OF ALABAMA )

COUNTY OF BLOUNT )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER T. JOHNSON, a married man, 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 executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 30<sup>th</sup> day of September, 2014.

  
NOTARY PUBLIC

SEND TAX NOTICE TO:  
LARRY WAYNE HARRIS  
NANCY YVONNE HARRIS  
330 Chesser Plantation Lane  
Chelsea, AL 35043

GRANTOR'S ADDRESS:  
CHRISTOPHER T. JOHNSON  
249 Sunny Meadows Drive  
Locust Fork, AL 35097

PROPERTY ADDRESS:  
330 Chesser Plantation Lane  
Chelsea, AL 35043

  
20141001000307190 2/3 \$38.50  
Shelby Cnty Judge of Probate: AL  
10/01/2014 10:52:34 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Chris Johnson Grantee's Name Larry & Nancy Y Harris  
Mailing Address 249 Sunny Meadows Dr Mailing Address 330 Chelsea Plantation Lane  
Locust Fork AL 35047 Chelsea AL 35043

Property Address 330 Chelsea Plantation Lane Date of Sale OCT 1, 2014  
Chelsea AL 35043 Total Purchase Price \$ 185,600.00  
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 whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed

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.

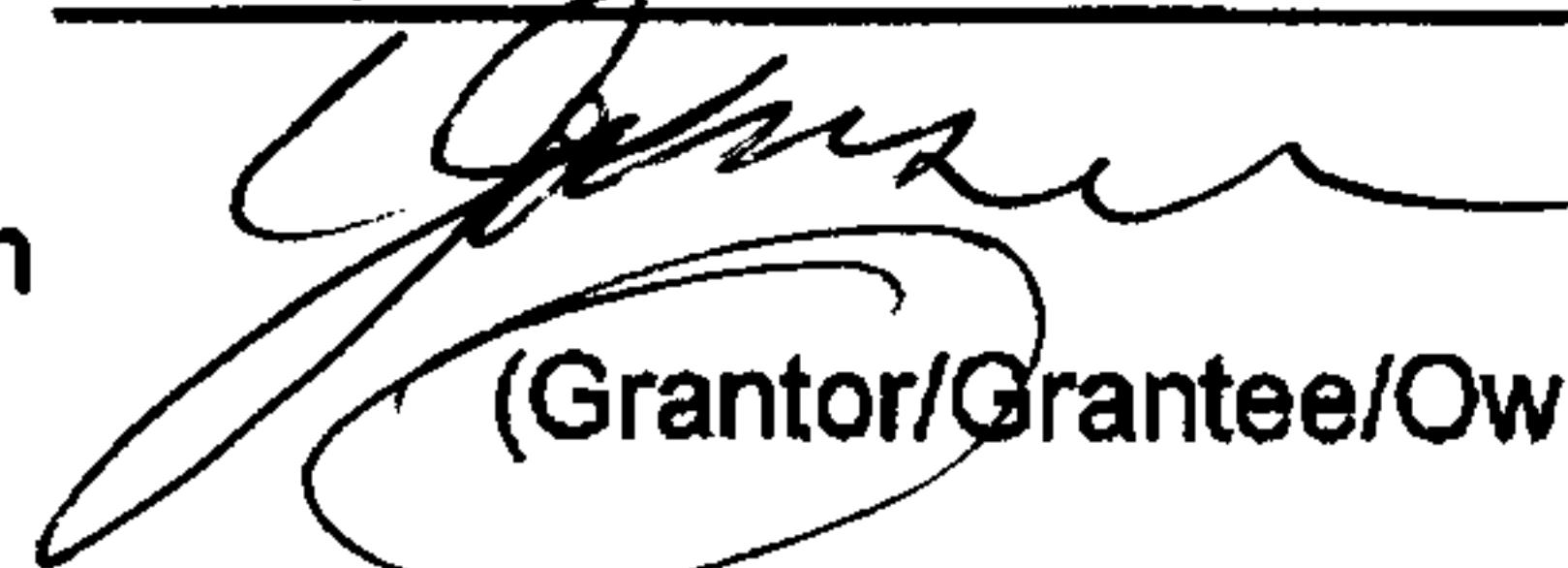
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 OCT 1, 2014

Print Chris Johnson

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1