

STATE OF ALABAMA  
COUNTY OF SHELBY

## Warranty Deed

**Know all Men by these Presents:** That, in consideration of One Hundred Fourteen Thousand Dollars (\$114,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JUSTIN H. HARRIS AND WIFE, AIMEE C. HARRIS** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **RANDI K. KIERCE** (herein referred to as "Grantee") the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Lot 86, according to a Resurvey, Final Plat High Ridge Village Phase 4, as recorded in Map Book 29, page 83, in the Probate Office of 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 Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Building Setback line of 10 feet reserved from High Ridge Trace, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, 5 feet along the rear.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 2001-40042, 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. **Restrictions, limitations and conditions as set out in Plat Book 29, page 83, in the Probate Office of Shelby County, Alabama.**
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 245, page 600, Deed Book 602, page 604, Book 93, page 861, Deed Book 258, page 811, Deed Book 275, page 41, Deed Book 291, page 887, Book 116, page 797, Deed Book 119, page 83, and Deed Book 224, page 517, in Probate Office.**
6. **Right(s) of Way(s) granted to Alabama Power Company, as set out in Deed Book 102, page 202, Deed Book 108, page 337, Deed Book 102, page 200, Deed Book 103, page 55, Deed Book 187, page 53, Deed Book 187, page 61, and Deed Book 232, page 380, in the Probate Office.**
7. **Right(s)-of-Way(s) granted to Shelby County, as set out in Deed Book 230, page 220, in the Probate Office.**
8. **Grant of easements in Inst. No. 2000-913, in Probate Office.**
9. **Incorporation of High Ridge Village Homeowner's Association, Inc., recorded in Inst. NO. 2001-40044, in Probate Office.**

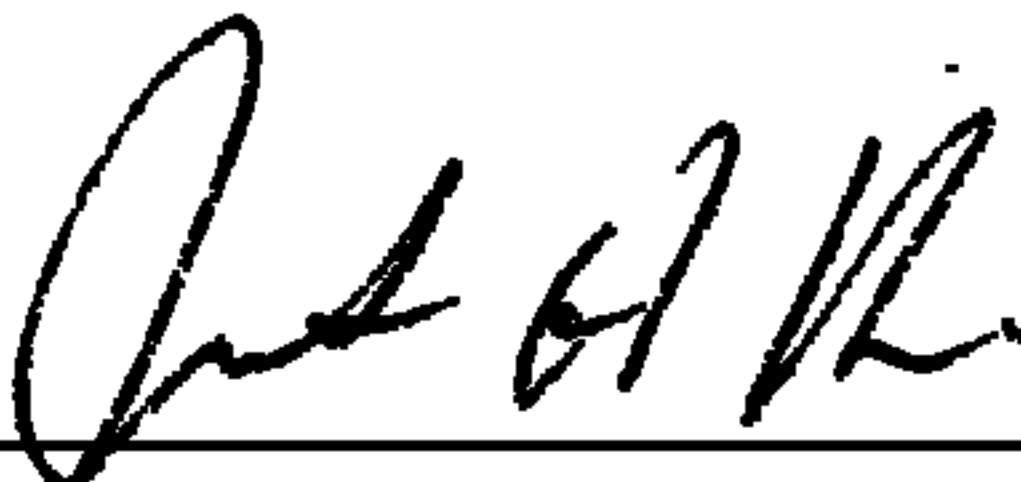
**\$ 91,200.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**To Have and To Hold** the aforegranted premises to the said Grantee, his heirs and assigns forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his 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, his 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 15th day of September, 2014.

\_\_\_\_\_  
WITNESS

 {L.S.}  
Justin H. Harris

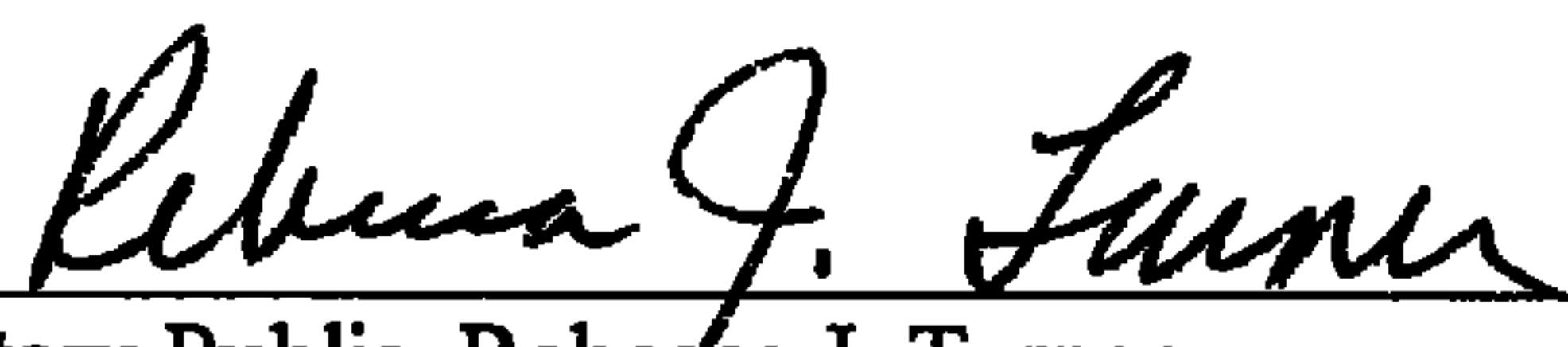
\_\_\_\_\_  
WITNESS

 {L.S.}  
Aimee C. Harris

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Justin H. Harris and Aimee C. 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 15th day of September, 2014.

  
Notary Public Rebecca J. Turner  
My commission expires: 12/22/2014

**GRANTEE'S MAILING ADDRESS:**

105 High Ridge Trace  
Pelham, AL 35124

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2014-08-4206



## Real Estate Sales Validation Form

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

Grantor's Name Justin H. Harris and Aimee C. Harris  
 Mailing Address 220 Hidden Creek Dr  
Pelham AL 35124

Grantor's Name Randi K. Klerce  
 Mailing Address 105 High Ridge Trace  
 Pelham, AL 35124

Property Address 105 High Ridge Trace  
 Pelham, AL 35124

Date of Sale 09/15/2014  
 Total Purchase Price \$ 114,000.00  
 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  
☒ 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 - 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 to 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 9/15/14

Print Justin H. 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  
 10/02/2014 09:40:27 AM  
 \$43.00 CHERRY  
 20141002000308600

*Justin Harris*