

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Daryl Deon Worthy and Carrie Leigh Worthy
216 Wisteria Lane
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20141009000319050 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
10/09/2014 11:37:28 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars (\$259,900.00) in hand paid by **Daryl Deon Worthy and Carrie Leigh Worthy** (hereinafter referred to as "GRANTEES") to **Harris Doyle Homes, Inc.**, an Alabama Corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES as **joint tenants with rights of survivorship**, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 15, according to the Survey of Wisteria, as recorded in Map Book 39, Page 23, in the Probate Office of Shelby County, Alabama.

Two Hundred Fifty-Five Thousand One Hundred Eighty-Nine And No/100 Dollars (\$255,189.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year 2015 which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** as joint tenants with rights 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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this October 8, 2014.

Harris Doyle Homes, Inc.

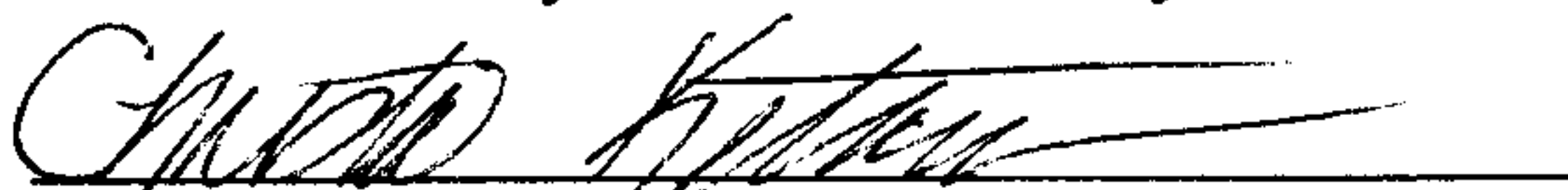
BY: 

J. Brooks Harris
Co-President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Brooks Harris, whose name as the Co-President of Harris Doyle Homes, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 8th day of October, 2014.


Notary Public
My Commission Expires: _____



Shelby County, AL 10/09/2014
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Harris Doyle Homes, INC
Mailing Address 3108 Blue Lake Drive, Suite 200
Birmingham, AL 35243

Grantee's Name Daryl Deon Worthy and Carrie Leigh Worthy
Mailing Address _____

Property Address 216 Wisteria Lane
Alabaster, AL 35007

Date of Sale October 8, 2014

Total Purchase Price \$259,900.00

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
☐ 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 - Harris Doyle Homes, INC, 3108 Blue Lake Drive, Suite 200, Birmingham,
AL 35243.

Grantee's name and mailing address - Daryl Deon Worthy and Carrie Leigh Worthy, , .

Property address - 216 Wisteria Lane, Alabaster, AL 35007

Date of Sale - October 8, 2014.

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 with 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: October 8, 2014

Sign 
Agent

