

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Andrew Barton Harrell and Felicia M. Harrell
113 Willow Ridge Drive
Indian Springs, AL 35124

STATE OF ALABAMA

)

:

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fifteen Thousand and 00/100 (\$215,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Frieda T. Hanson and Karen N. Wright as trustees of the Frieda T. Hanson Revocable Management Trust dated April 17, 2002**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Andrew Barton Harrell and Felicia M. Harrell**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 2 and 3, according to the Willow Ridge Addition to Indian Springs as recorded in Map Book 7, Page 76, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

\$204,250.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 11/05/2014
State of Alabama
Deed Tax: \$11.00


20141105000349010 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:52 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of October, 2014.

Frieda T. Hanson Revocable Management Trust Dated April 17, 2002

By: *Frieda T. Hanson*
Frieda T. Hanson, Trustee

By: *Karen N. Wright*
Karen N. Wright, Trustee

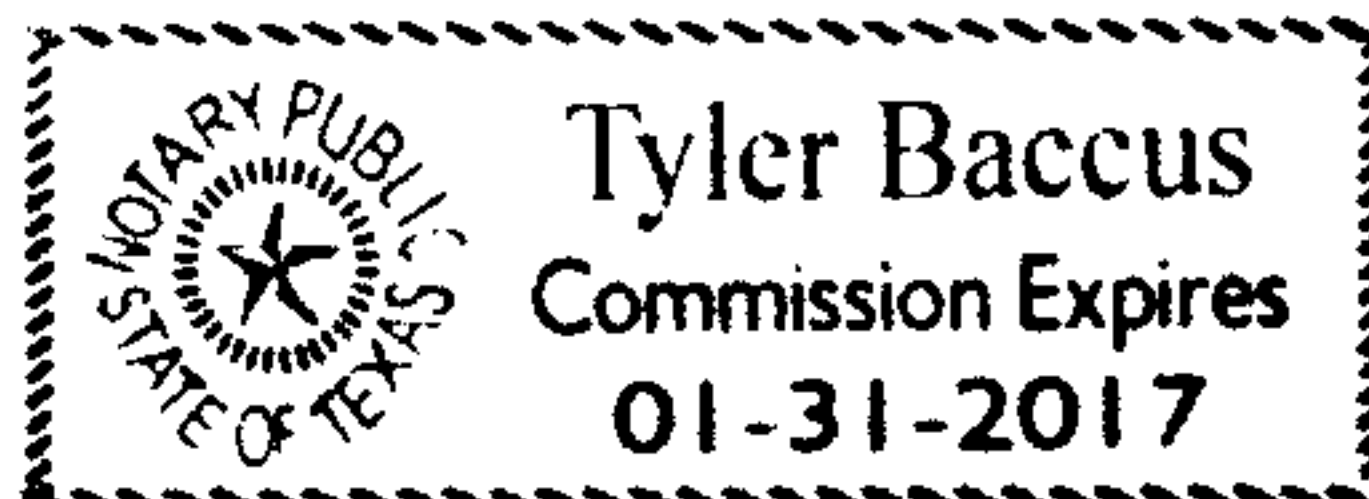
STATE OF TEXAS)
COUNTY OF Tarrant)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frieda T. Hanson, whose name as Trustee of the Frieda T. Hanson Revocable Management Trust dated April 17, 2002, 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, she as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of October, 2014.

Tyler Baccus
NOTARY PUBLIC

My Commission Expires:



(Must Affix Seal)

STATE OF TEXAS)
COUNTY OF Tarrant)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karen N. Wright, whose name as Trustee of the Frieda T. Hanson Revocable Management Trust dated April 17, 2002, 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, she as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of October, 2014.

Tyler Baccus
NOTARY PUBLIC

My Commission Expires:



(Must Affix Seal)


20141105000349010 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:52 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 Frieda T. Hanson and Karen N. Wright, Trustees of the Frieda T. Hanson Revocable Management Trust dated April 17, 2002

Grantee's Name Andrew Baron Harrell and Felicia L. Morris

Mailing Address 2108 Farmer Road Weatherford, TX 76087

Mailing Address 113 Willow Ridge Drive Indian Springs Village, AL 35124

Property Address 113 Willow Ridge Drive Indian Springs Village, AL 35124

Date of Sale October 30, 2014

Total Purchase Price \$ 215,000.00

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

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other Tax Assessor's Market Value
☐ Deed

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 _____

Frieda T. Hanson and Karen N. Wright as Trustees of the Frieda T. Hanson Revocable Management Trust dated April 17, 2002

Print _____

Unattested

(verified by)

Sign

Frieda T. Hanson

(Grantor/Grantee/Owner/Agent) circle one

Karen N. Wright

1/2574676.1

20141105000349010 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
11/05/2014 08:19:52 AM FILED/CERT

Form RT-1