

This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice To:
James and Halie Gasaway
13600 Highway 43
Vandiver, Alabama 35176

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ JEFFERSON
Du

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JULIA RUTH HARRISON SHARPE, A MARRIED WOMAN, DOROTHY ANN HARRISON ALBRITTON, A DIVORCED WOMAN, JAMES MARVIN HARRISON, A MARRIED MAN AND GRACIE GENE HARRISON CHERRY A/K/A GRACIE H. CHERRY, A MARRIED WOMAN, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JIMMIE COSPER HARRISON
(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

JAMES ADAM GASAWAY AND HALIE B. GASAWAY
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED SOUTH OF SHELBY COUNTY HIGHWAY NO. 43, BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 01 EAST, SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" PIPE CURRENTLY MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, THENCE NORTH 00° 09' 30" EAST FOR A DISTANCE OF 655.34 FEET TO A 1/2" CAPPED REBAR, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00° 22' 25" EAST FOR A DISTANCE OF 705.54 FEET TO A 1/2" CAPPED REBAR ON THE SOUTHERN RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 43; THENCE ALONG SAID RIGHT OF WAY SOUTH 89° 32' 58" EAST FOR A DISTANCE OF 810.30 FEET TO 1/2" CAPPED REBAR; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00° 10' 14" EAST FOR A DISTANCE OF 713.15 FEET TO A 2" OPEN PIPE; THENCE NORTH 89° 01' 05" WEST FOR A DISTANCE OF 817.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. SAID PARCEL CONTAINING 13.25 ACRES, MORE OR LESS.

ACCORDING TO SURVEY DATED MARCH 26, 2015 BY J. CLAYTON LYNCH, P.L.S., SOUTHERN CROSS SURVEYING, LLC, AL REG NO. 34331.


SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 180,000.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

THE ABOVE CONVEYED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

TO HAVE AND TO HOLD, to the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


20150408000113180 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
04/08/2015 02:21:38 PM FILED/CERT

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

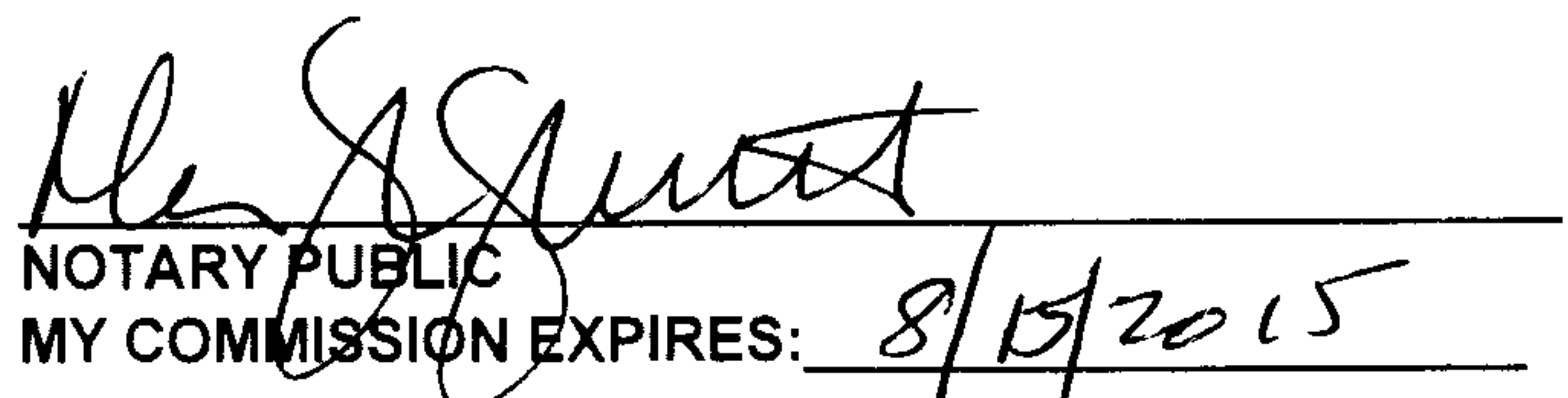
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3 day of April, 2015.

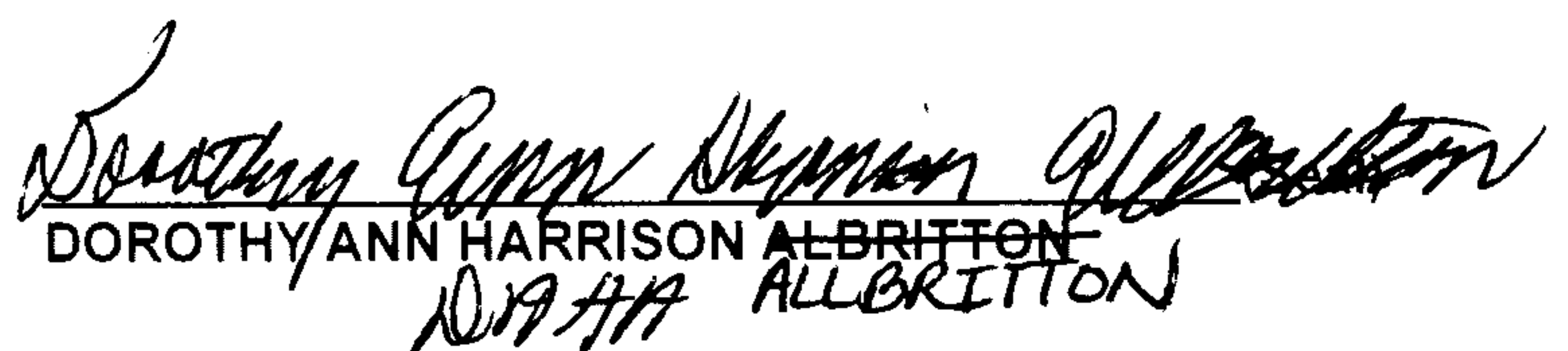

JULIA RUTH HARRISON SHARPE (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JULIA RUTH HARRISON SHARPE, A MARRIED WOMAN, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3 day of April, 2015.

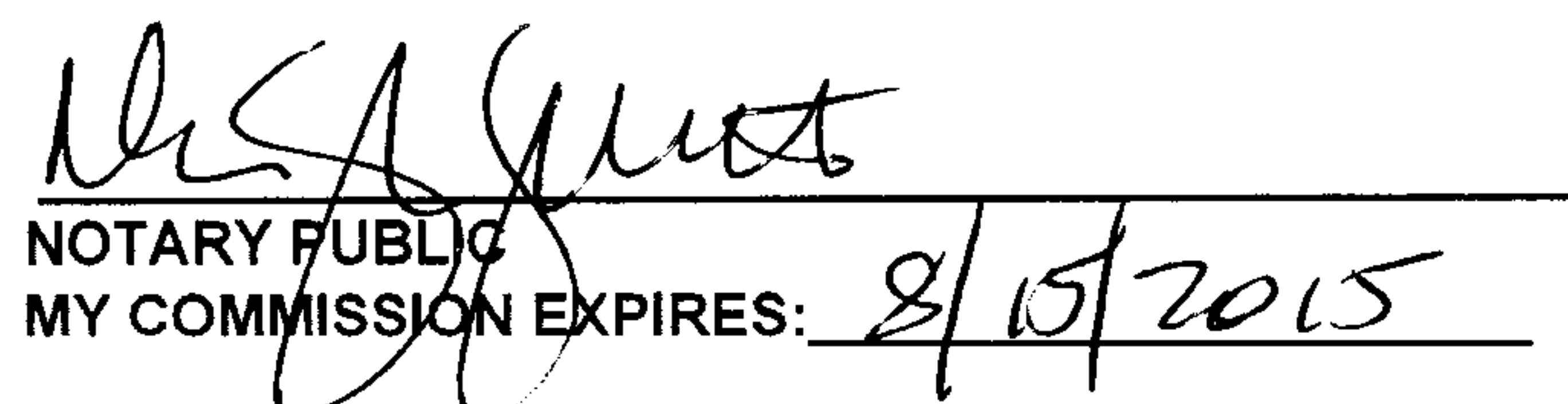

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2015


DOROTHY ANN HARRISON ALBRITTON
DAAH ALBRITTON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DOROTHY ANN HARRISON ALBRITTON, A UNMARRIED WOMAN, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3 day of April, 2015.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2015


JAMES MARVIN HARRISON (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES MARVIN HARRISON, 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 3 day of April, 2015.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2015

[Signature] (Seal)
GRACIE GENE HARRISON CHERRY A/K/A
GRACIE H. CHERRY, INDIVIDUALLY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **GRACIE GENE HARRISON CHERRY AKA GRACIE H CHERRY, A MARRIED WOMAN, INDIVIDUALLY**, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1 day of April, 2015.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2015

[Signature] (Seal)
GRACIE GENE HARRISON CHERRY AKA
GRACIE H. CHERRY AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
JIMMIE COSPER HARRISON

STATE OF ALABAMA
COUNTY OF JEFFERSON

GRACIE GENE HARRISON CHERRY
(DUE)
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **~~GRACIE H. CHERRY~~ AKA GRACIE H. CHERRY, A MARRIED WOMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JIMMIE COSPER HARRISON**, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1 day of APRIL, 2015.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2015



20150408000113180 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
04/08/2015 02:21:38 PM 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 The Estate of Jimmie B. Harrison

Grantee's Name James Adam Gasaway
Halie B Gasaway

Mailing Address 13600 Hwy 43
Vandiver, 35176 35176

Mailing Address 21400 Hwy 55
Sterrett, AL 35147

Property Address 13600 Hwy 43
Vandiver, AL 35176

Date of Sale April 03, 2015
Total Purchase Price \$180,000.00

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

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 of 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 April 01, 2015

Print Amy L Burge

Unattested

Sign Amy L Burge
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

20150408000113180 4/4 \$29.00
Shelby Cnty Judge of Probate, AL
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Form RT-1