

20150601000181230  
06/01/2015 02:07:03 PM  
DEEDS 1/3

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Wayne Harrison and Karen Harrison  
1104 Walnut Circle  
Alabaster, AL 35007

## **WARRANTY DEED**

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Eighteen Thousand And No/100 Dollars (\$118,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Franklin F. Gunn, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Wayne Harrison and Karen Harrison (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 126, according to the Survey of 209 Summerbrook, Sector Two as recorded in Map Book 18, Page 75, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto 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 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 does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 1, 2015.

Franklin F. Gunn  
Franklin F. Gunn

STATE OF VA - Virginia  
COUNTY OF Arlington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Franklin F. Gunn, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 27 day of May, 2015.

Brandon M. Tate  
Notary Public

My commission expires: July 31 2018



## Real Estate Sales Validation Form

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

Grantor's Name	Franklin F. Gunn	Grantee's Name	Wayne Harrison and Karen Harrison
Mailing Address	209 Summer Brook Lane Alabaster, AL 35007	Mailing Address	<u>1104 Walnut Cir</u> <u>Alabaster AL 35007</u>
Property Address	209 Summer Brook Lane Alabaster, AL 35007	Date of Sale	June 1, 2015
		Total Purchase Price	\$118,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Franklin F. Gunn, 209 Summer Brook Lane, Alabaster, AL 35007.

Grantee's name and mailing address - Wayne Harrison and Karen Harrison, . .

Property address - 209 Summer Brook Lane, Alabaster, AL 35007

Date of Sale - June 1, 2015.

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: June 1, 2015

Sign

Shirley A. Wilson  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2015 02:07:03 PM  
\$138.00 DEBBIE  
20150601000181230

James W. Fuhrmeister