

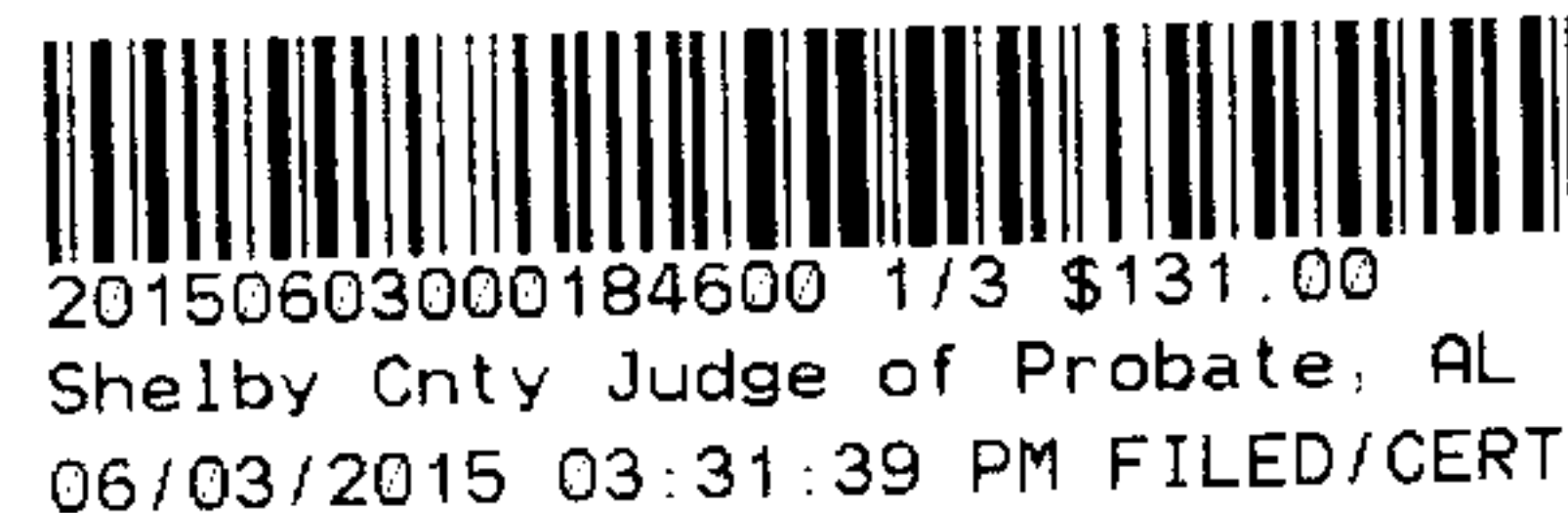
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Donald and Mary Harchuck
3900 Highway 61
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TEN THOUSAND NINE HUNDRED SIXTY AND NO/00 DOLLARS (\$110,960.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **GARY SAVAGE, a single man (herein referred to as *Grantor*)** grant, bargain, sell and convey unto **DONALD HARCHUCK AND MARY HARCHUCK (herein referred to as *Grantees*)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached Exhibit "A" Legal Description.

SUBJECT TO:

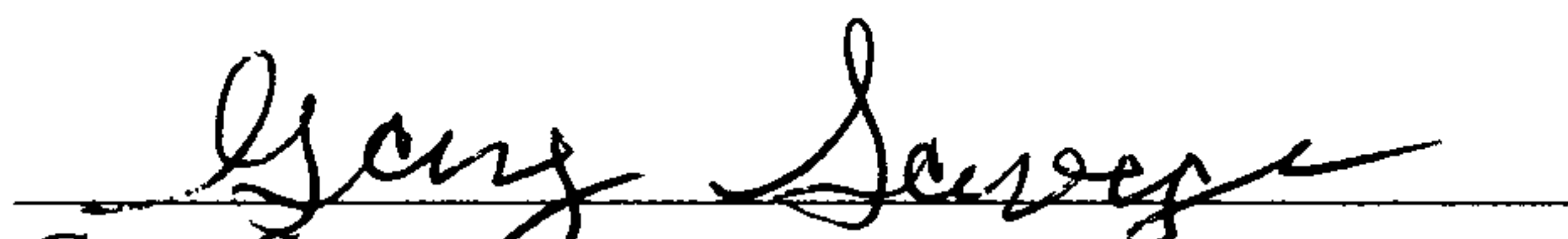
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

Gary Savage is the surviving Grantor in Deed Instrument No. 20040206000062050 recorded in the Office of the Judge of Probate, Shelby County, Alabama. The other Grantor Kathleen Savage is deceased having died on December 10, 2012.

TO HAVE AND TO HOLD Unto 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.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of May, 2015.

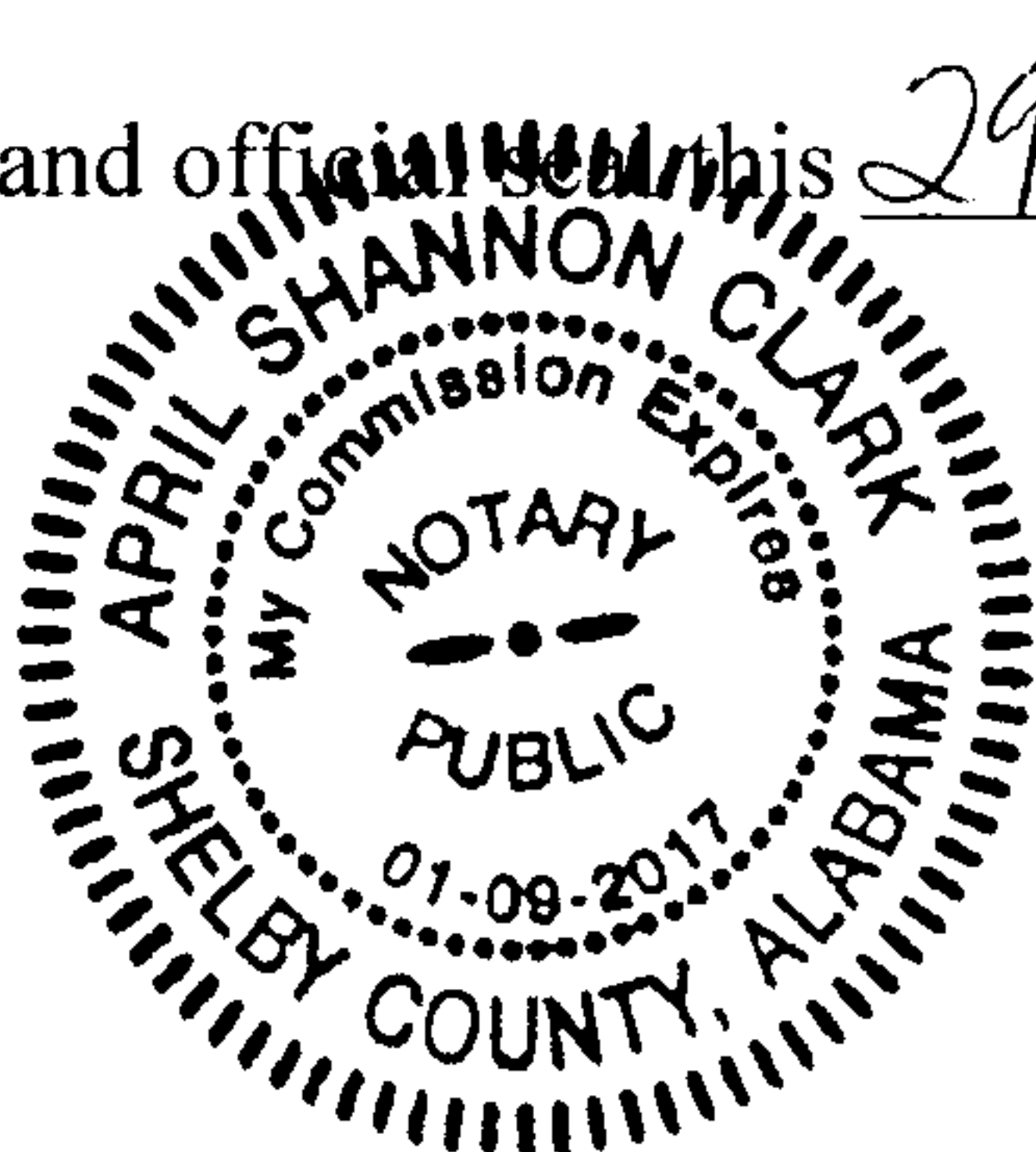

Gary Savage

Shelby County, AL 06/03/2015
State of Alabama
Deed Tax: \$111.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Gary Savage*** 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 29th day of May, 2015.



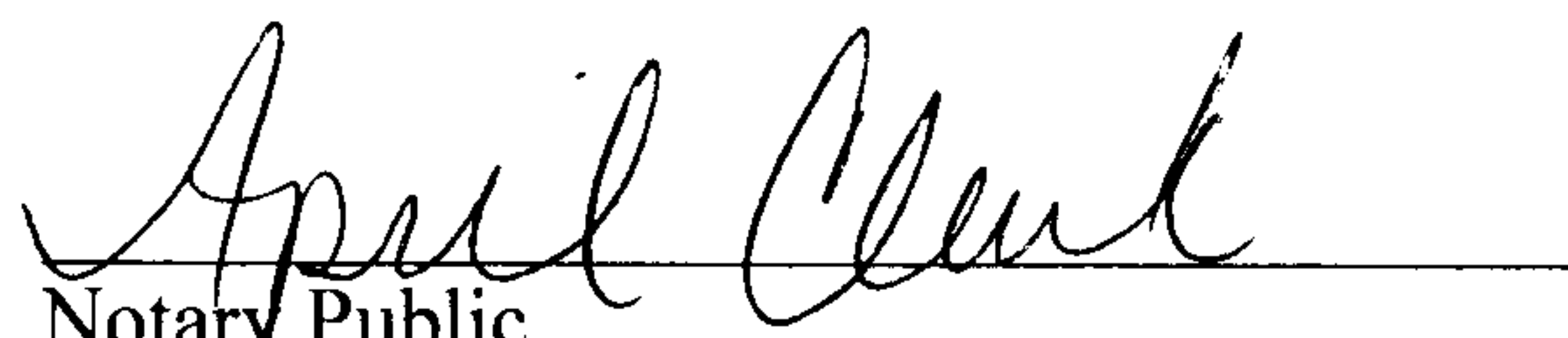
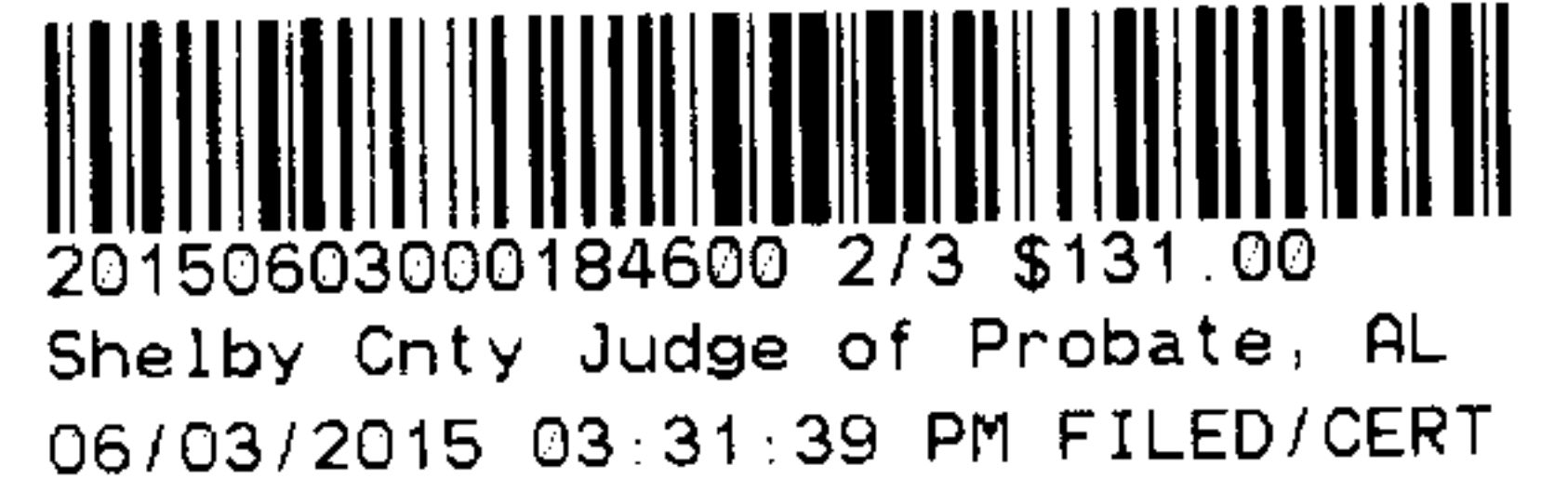

Notary Public
My Commission Expires: 1-9-2017

Exhibit "A" Legal Description



A parcel of land located in the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 354.5 feet to the point of beginning; thence continue along the last described course for 469.19 feet; thence turn 89 degrees 10 minutes 49 seconds left and run for 1281.62 feet to the Southeasterly right of way of Shelby County Road #51; thence turn 70 degrees 09 minutes 38 seconds left and run Southwesterly along said right of way for 444.77 feet; thence turn 106 degrees 52 minutes 03 seconds left and run for 1429.71 feet to the point of beginning.

Situated in Shelby County, Alabama.

Grantor's Name

Grantee's Name

Mailing Address

Mailing Address

Property Address

Date of Sale

Total Purchase Price

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

☐ Appraisal

☐ Sales Contract

☒ Other

☐ Closing Statement

tax value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions



20150603000184600 3/3 \$131.00
Shelby Cnty Judge of Probate, AL
06/03/2015 03:31:39 PM FILED/CERT

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 5-29-15

Print GARY R. SAVAGE

Unattested

AC
(verified by)

Sign

Gary R. Savage
(Grantor/Grantee/Owner/Agent) circle one