

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

  
20150616000200450 1/3 \$54.00  
Shelby Cnty Judge of Probate, AL  
06/16/2015 08:09:27 AM FILED/CERT

## **WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**            **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Gerald W. Baker, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Leah Baker Harry (herein referred to as GRANTEE) his one-half interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 32, Township 19 South, Range 2 East, and run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 660 feet; then turn left and run South to the centerline of Furrow Lane; then continue Southerly along the centerline of Furrow Lane a distance of 265 feet, more or less, to the entrance of a driveway to the right and the point of beginning; then turn right and run Southwesterly along the centerline of the driveway a distance of 125 feet, more or less, to the extension of the western edge of a shed (pool room); then turn left and run South along the western edge of the shed (pool room) and extension a distance of 100 feet, more or less, to an existing fence line; then turn left and run Southeasterly along the existing fence a distance of 50 feet, more or less, to a fence corner; then turn left and run East a distance of 95 feet, more or less, to the centerline of Furrow Lane; then turn left and run Northerly along the centerline of Furrow Lane a distance of 160 feet, more or less, to the point of beginning.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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

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State of Alabama  
Deed Tax: \$34.00

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 15<sup>th</sup> day of June, 2015.

Gerald W. Baker  
Gerald W. Baker

STATE OF ALABAMA  
SHELBY COUNTY

  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald W. Baker, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of June, 2015.



William R. Justice  
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Gerald W. Baker  
Mailing Address 1041 Farmingdale Rd.  
Harpersville, AL 35078

Grantee's Name Leah Baker Harry  
Mailing Address 184 Furrow Lane  
Harpersville, AL 35078

Property Address 184 Furrow Lane  
Harpersville, AL 35078

Date of Sale June 15, 2015  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 33,614  
*1/2 interest*

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



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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 6/15/15

Print Gerald W. Baker

Unattested  
 (verified by)

Sign Gerald W. Baker  
(Grantor/Grantee/Owner/Agent) circle one