

This instrument was prepared by:  
**Ellis, Head, Owens & Justice**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Gerald W. Baker**  
**1041 Farmingdale Road**  
**Harpersville, AL 35078**

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Eighteen Thousand and No/00 Dollars (\$18,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Amy Hill a/k/a Amy Edge, a married woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Gerald W. Baker, Ryan Lee Harry and Leah B. Harry, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcels 29 and 30, according to the Map and Survey of Tanyard Branch Estates, Town of Harpersville, Shelby County, Alabama, as recorded in Map Book 30, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Amy Hill and Amy Edge is one and the same person.

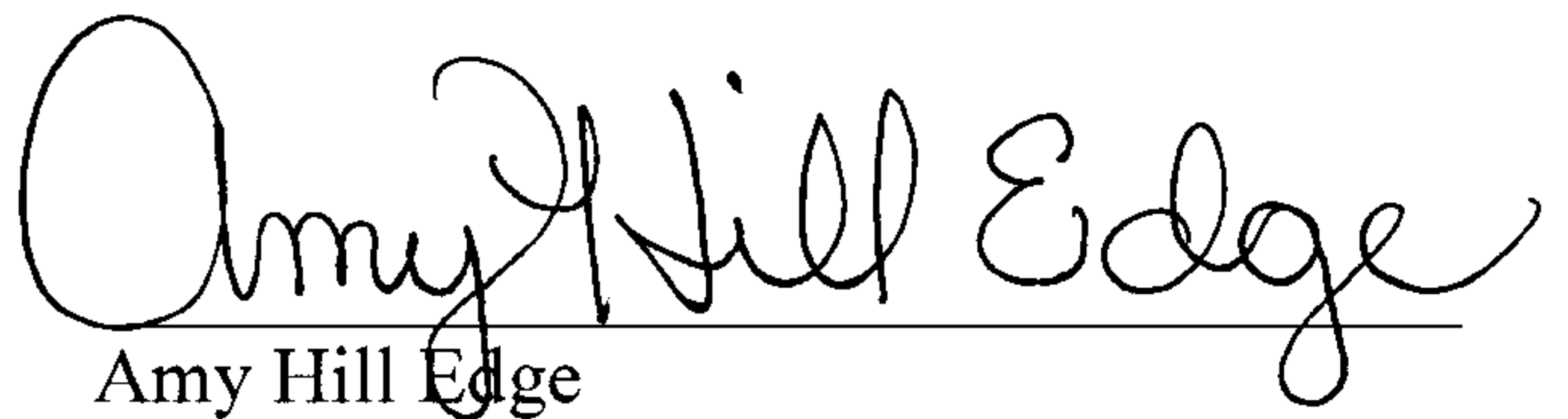
Amy Hill is the surviving grantee in that certain deed recorded in Inst. #20021210000617040, Probate Office of Shelby County, Alabama. The other grantee, Dennis Mastropolo, is deceased, having died November 19, 2011.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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 22nd day of June, 2015.

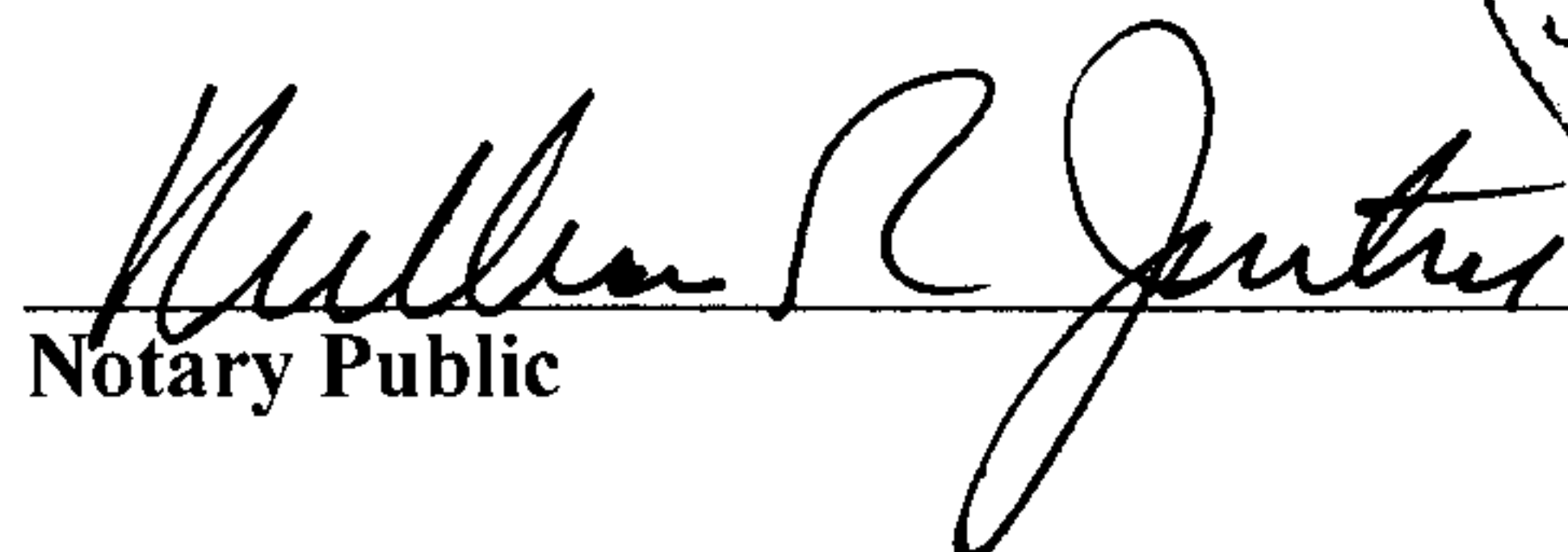
  
Amy Hill Edge

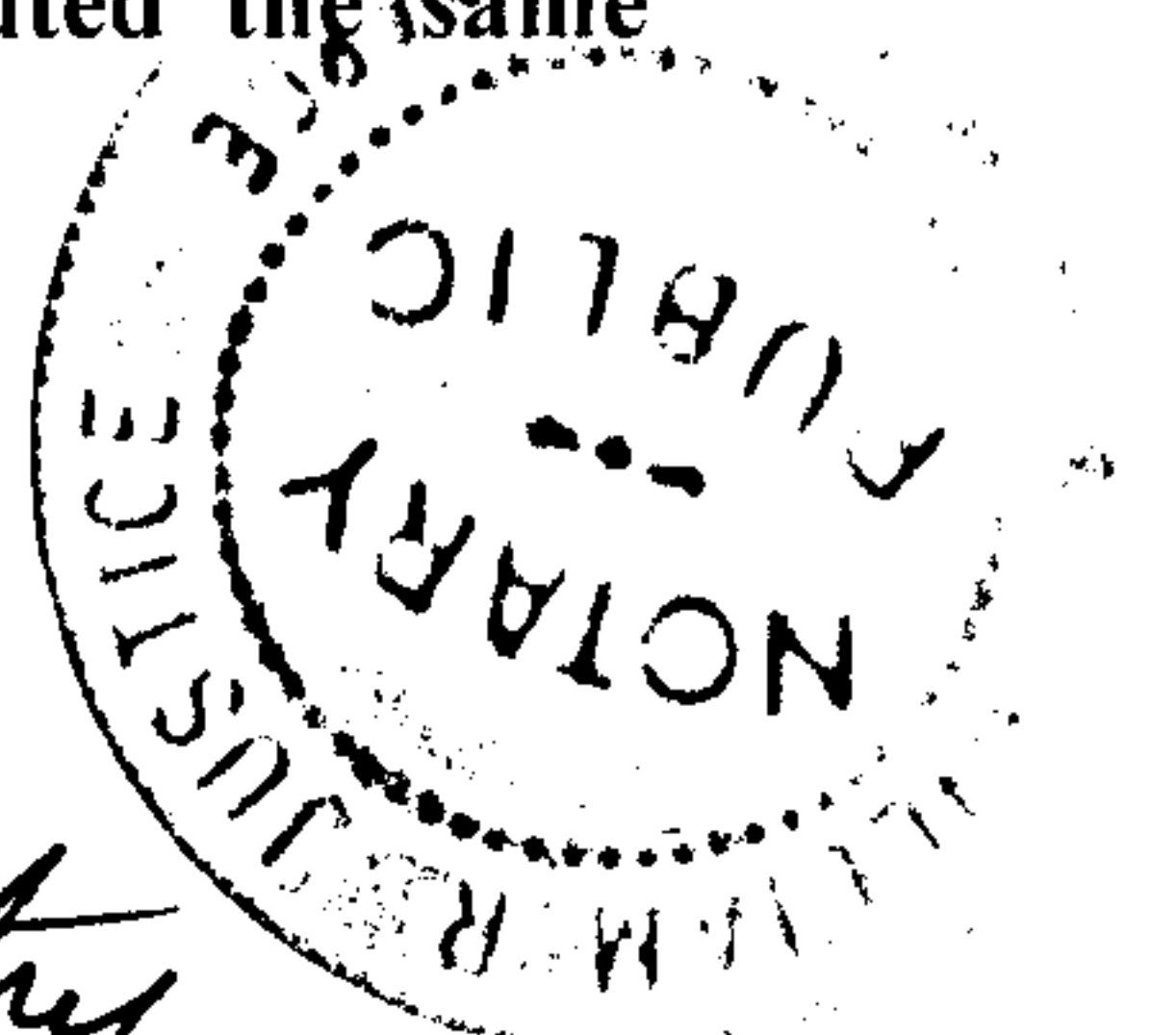
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Amy Hill Edge, who 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 22nd day of June, 2015.

Shelby County, AL 06/23/2015  
State of Alabama  
Deed Tax: \$8.00

  
Notary Public



My Commission Expires: 9/12/15

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

(Seller)

Grantor's Name Amy Hill Edge

Mailing Address 2403 Hemlock Dr.

Hueytown, AL 35023

(Buyer)

Grantee's Name Gerald W. Baker, Ryan Lee Harry, Leah B. Harry

Mailing Address 1041 Farmingdale Road

Harpersville, AL 35078

Property Address: Parcels 29 & 30, Tanyard Branch Est.  
Harpersville, AL

Date of Sale 6-22-15

Total Purchase Price \$ 18,000.00

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 –



20150623000210430 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
06/23/2015 11:09:34 AM FILED/CERT

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 6-22-15

Sign

Amy Hill Edge  
(Grantor/Grantee/Owner/Agent) circle one

Print

Amy Hill Edge

☐ Unattested

\_\_\_\_\_  
(Verified by)