

This instrument prepared by:
Christa C. Ketchum
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Patrick Russell Harbin and Gina Lusco
Harbin
5287 Jameswood Lane
Birmingham, AL 35244

20150717000244630

07/17/2015 04:13:58 PM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Five Thousand And No/100 Dollars (\$305,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kenneth McWilliams, unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Patrick Russell Harbin and Gina Lusco Harbin, husband and wife (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 43-A, of the Rankin Resurvey, as recorded in Map Book 19, Page 99, being a resurvey of Lots 42 and 43, Jameswood Third Sector, as recorded in Map Book 11, Page 109, in the Probate Office of Shelby County. Situated in 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.

Two Hundred Seventy-Seven Thousand Nine Hundred Thirty-One And No/100 Dollars (\$277,931.00) 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 July 10, 2015.


Kenneth McWilliams

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Kenneth McWilliams 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 10th day of July, 2015.


Notary Public
My commission expires:





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Grantor's Name Kenneth McWilliams
Mailing Address 5287 Jameswood Lane
Birmingham, AL 35244

Grantee's Name Patrick Russell Harbin and Gina
Lusco Harbin
Mailing Address _____

Property Address 5287 Jameswood Lane
Birmingham, AL 35244

Date of Sale July 10, 2015
Total Purchase Price \$305,000.00
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 - Kenneth McWilliams, 5287 Jameswood Lane, Birmingham, AL 35244.

Grantee's name and mailing address - Patrick Russell Harbin and Gina Lusco Harbin, , .

Property address - 5287 Jameswood Lane, Birmingham, AL 35244

Date of Sale - July 10, 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.

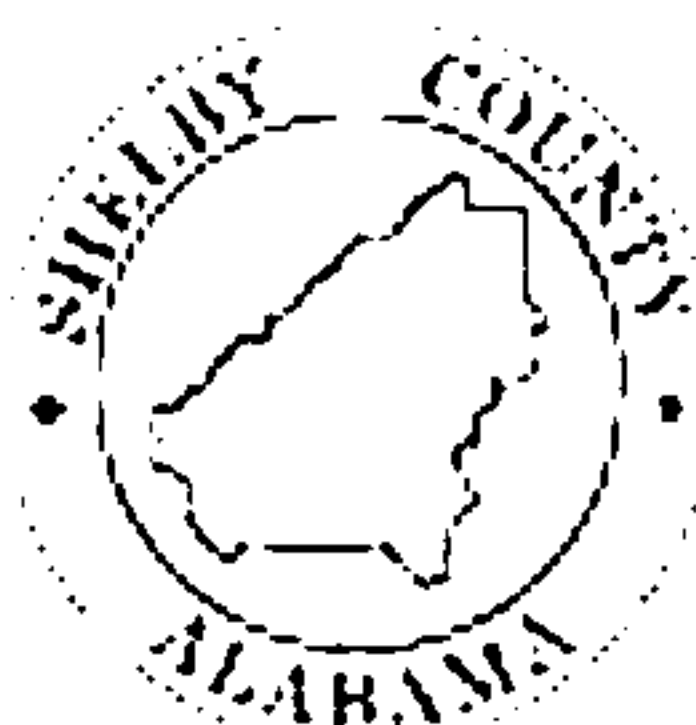
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be 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: July 10, 2015

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/17/2015 04:13:58 PM
\$44.50 CHERRY
20150717000244630

