

Send tax notice to:

Zachary M. Harbin, Michael P. Harbin &  
Rebecca B. Harbin  
8023 Rockhampton Circle  
Helena, AL 35080


This instrument prepared by:

Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

PELIS00233

State of Alabama  
County of Shelby

**WARRANTY DEED**

  
20150916000324280 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
09/16/2015 08:45:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Nine Thousand Five Hundred and 00/100 Dollars (\$159,500.00) in hand paid to the undersigned **Mike Martin, a married man** (hereinafter referred to as "Grantor"), by **Zachary M. Harbin, Michael P. Harbin and Rebecca B. Harbin** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 403, according to the Survey of Wyndham, Rockhampton Sector, as recorded in Map Book 23, Page 39, in the Probate office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


\$139,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Mike Martin has hereunto set his signature and seal on September 14, 2015.

  
Mike Martin

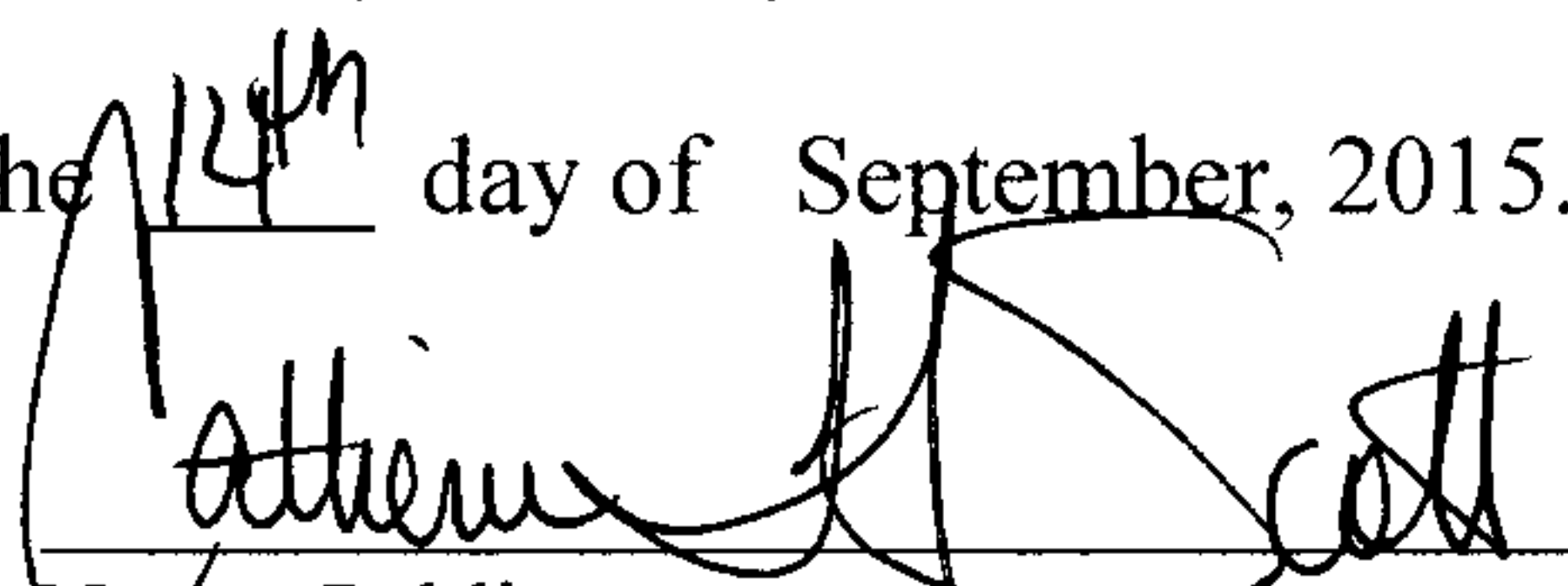
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike Martin, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date. *\* a married man*

Given under my hand and official seal this the 14<sup>th</sup> day of September, 2015.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Catherine H. Scott  
Commission Expires: 7-25-2018



# Real Estate Sales Validation Form

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

Grantor's Name Mike Martin  
Mailing Address 3304 Afton Circle  
Bram AL 35042

Grantee's Name Zachary M Harbin Michael P.  
Mailing Address Harbin + Rebecca B Harbin  
8023 Rockhampton Circle  
Helena AL 35080

Property Address 8023 Rockhampton Circle  
Helena AL 35080

Date of Sale 9-14-15

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  
☒ 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 - 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 9-14-15

Print

Catherine H. Scott

Sign

Catherine H. Scott

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

