

This Instrument was Prepared by:

Send Tax Notice To: Jerry Barnes
Kathryn R. Barnes

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

5568 Hwy 61
Wilsonville AL
35186

File No.: S-15-22498

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Harley Harbour**, a single man(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jerry Barnes and Kathryn R. Barnes**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

James Harley Harbour is the surviving grantee in Inst. #1997-29409, the other grantee, Tina Marie Harbour is deceased having died 14 Dec 2001.


\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of October, 2015.


James Harley Harbour


20151020000366490 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
10/20/2015 02:26:00 PM FILED/CERT

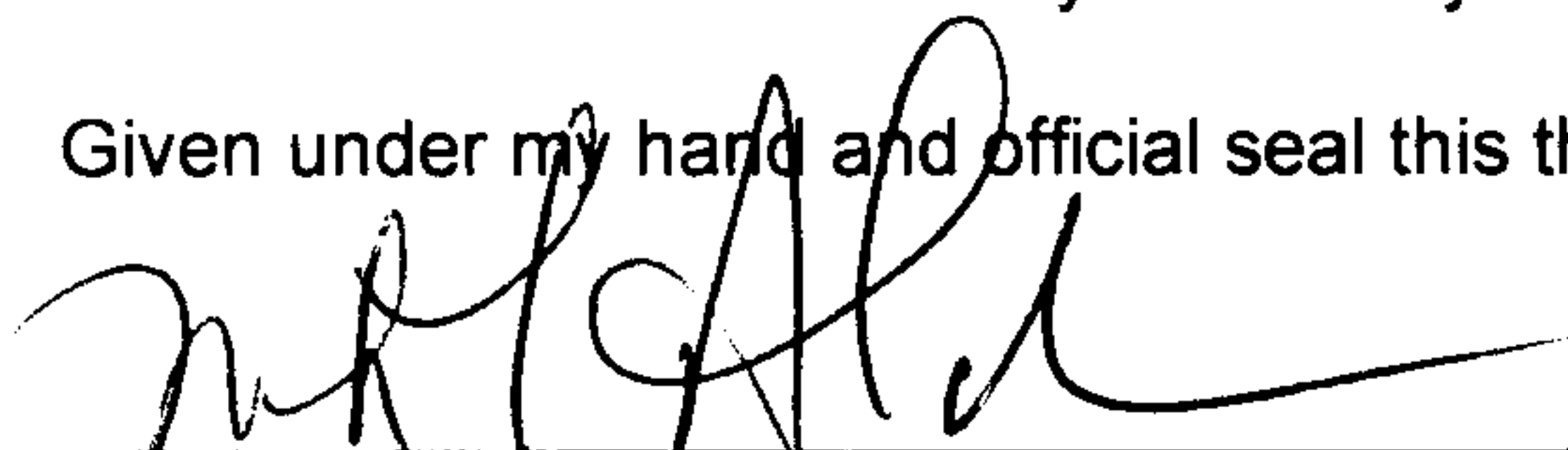
State of Alabama

Shelby County, AL 10/20/2015
State of Alabama
Deed Tax:\$25.00

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James Harley Harbour, 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 this the 16th day of October, 2015.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

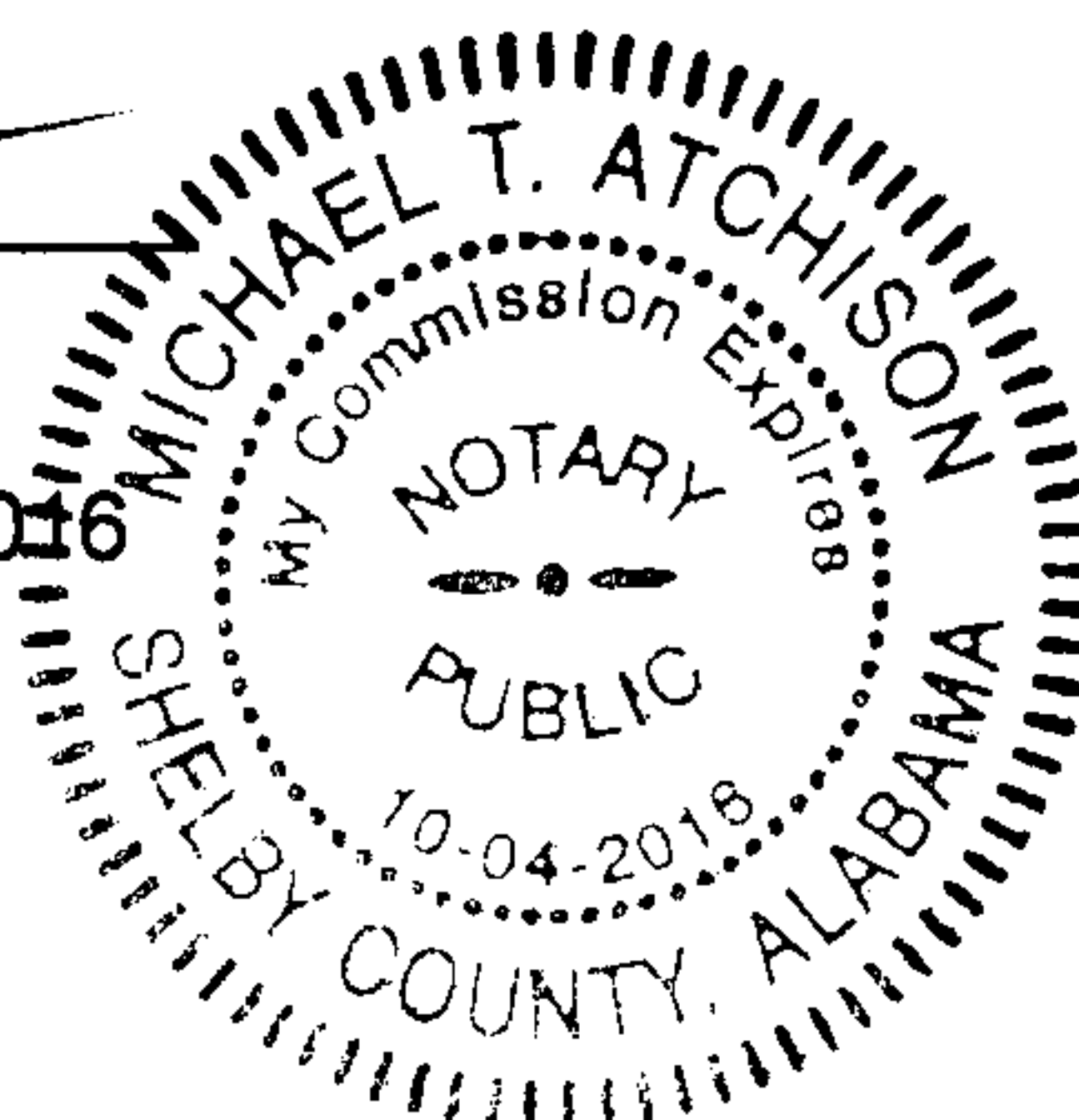



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being part of Lot 3 of Knowlwood Properties, as recorded in Map Book 22, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama being more particularly described as follows:

Begin at the SW corner of above said Lot 3 of Knowlwood Properties, said point being the POINT OF BEGINNING; thence North 04 degrees 31 minutes 09 seconds East, a distance of 1243.71 feet; thence North 53 degrees 05 minutes 24 seconds East, a distance of 53.35 feet; thence South 04 degrees 31 minutes 09 seconds West, a distance of 478.47 feet; thence South 88 degrees 03 minutes 25 seconds East a distance of 343.80 feet; thence South 00 degrees 45 minutes 37 seconds West, a distance of 704.48 feet; thence South 79 degrees 46 minutes 51 seconds West, a distance of 444.26 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING an existing 30' easement, as shown on the recorded plat, along the East line of Lot 3 of Knowlwood Properties, as recorded in Map Book 22, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO AND INCLUDING an existing 30' Ingress/Egress Easement that runs along the West line of Lot 3 of Knowlwood Properties, as recorded in Inst. No. 20060315000120580, in the Office of the Judge of Probate of Shelby County, Alabama.


20151020000366490 2/3 \$45.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name James Harley Harbour
PO Box 647
Mailing Address Columbiana, AL 35051
Wilsonville, AL 35186
Property Address

Grantee's Name Jerry Barnes
Katherine R. Barnes
Mailing Address 5568 Hwy 61
Wilsonville AL 35186
Date of Sale October 16, 2015
Total Purchase Price \$25,000.00
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 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 October 13, 2015

Print James Harley Harbour

Unattested

Sign

(verified by)

James Harley Harbour
(Grantor/Grantee/Owner/Agent) circle one



20151020000366490 3/3 \$45.00
Shelby Cnty Judge of Probate, AL
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Form RT-1