

SEND TAX NOTICE TO:

Tommy Lee Harris
P. O. Box 91652
Lakeland, FL 33804

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, **Tommy Lee Harris and spouse, Sharon Jean Harris** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tommy Lee Harris and spouse, Sharon Jean Harris** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the NE corner of the NW ¼ of the NE ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence S 0° 12' 47" W a distance of 359.29 feet to the POINT OF BEGINNING, said point also a point on the west right-of-way of Shelby County Highway 255; thence continue along the last described course and along said right-of-way a distance of 223.04 feet to the northeasterly right-of-way of Shelby County Hwy. 10; thence N 68° 6' 47" W along said Highway 10 right-of-way and leaving said Hwy. 255 right-of-way a distance of 210.00 feet; thence N 0° 12' 49" E and leaving said right-of-way a distance of 145.49 feet; thence S 89° 47' 11" E a distance of 195.15 feet to the POINT OF BEGINNING. Said parcel of land contains 0.83 acres, more or less, situated in Shelby County, Alabama.


Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN

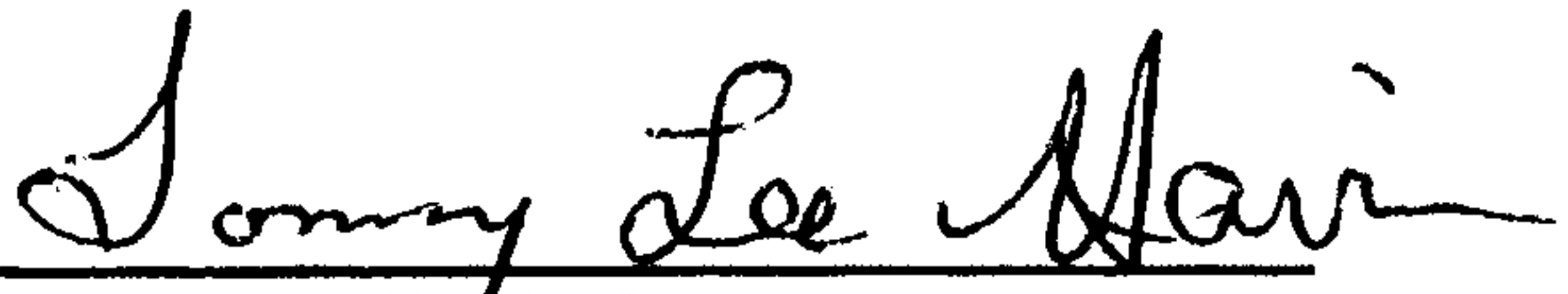
TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.


And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

Shelby County, AL 11/04/2015
State of Alabama
Deed Tax: \$15.00


20151104000383300 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
11/04/2015 10:43:02 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2 day of November, 2015.


Tommy Lee Harris, Grantor

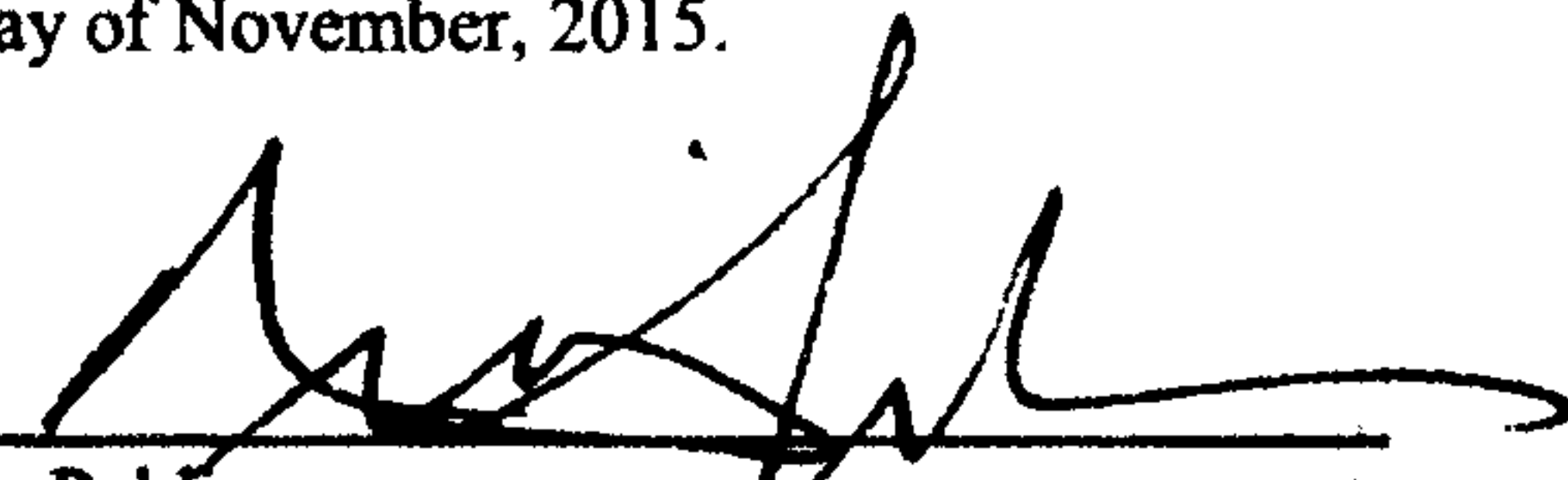

Sharon Jean Harris, Grantor


STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Tommy Lee Harris and Sharon Jean Harris whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, 2015.


Notary Public
My Commission Expires: 10-26-2019


20151104000383300 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
11/04/2015 10:43:02 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Tommy Lee Harris and Sharon Jean Harris
Mailing Address P. O. Box 91652
Lakeland, FL 33804

Grantee's Name Tommy Lee Harris and Sharon Jean Harris
Mailing Address P. O. Box 91652
Lakeland, FL 33804

Property Address 6586 Hwy. 10
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 29,250 x .5 = \$14,625.00

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 11.2.15

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20151104000383300 3/3 \$35.00

Shelby Cnty Judge of Probate, AL

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