

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
1826 3rd Ave N., Ste 200
Bessemer, AL 35020

Bobby J. Harris
5009 Lakeview Circle
Birmingham, AL 35244

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Twenty-Four Thousand and 00/100 (\$124,000.00) Dollars** to the undersigned **Timothy P. Durst, II and Alyssa D. Durst***, husband and wife (herein referred to as "**Grantors**"), in hand paid by **Bobby J. Harris**, (herein referred to as "**Grantee**") herein, the receipt of which is acknowledged, the Grantors do hereby grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Valley Bloch Townhomes, as recorded in Map Book 38, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to:


1. Taxes for the year beginning October 1, 2015 which constitutes a lien but are not yet due and payable until October 1, 2016.
2. Easements and building lines shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
3. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto and any damages relating to the exercise of such rights or the extraction of such minerals.
4. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
5. Restrictions appearing of record in Declaration of Covenants, Conditions and Restrictions for Valley Bloch Townhomes as recorded in Instrument No. 20070802000360280, but deleting any restrictions based on race, color, creed or national origin.

*Alyssa D. Durst being one and the same as Alyssa D. Davison as listed on recorded deed Instrument No. 20140506000134550 in the Probate Office of Shelby County, Alabama.

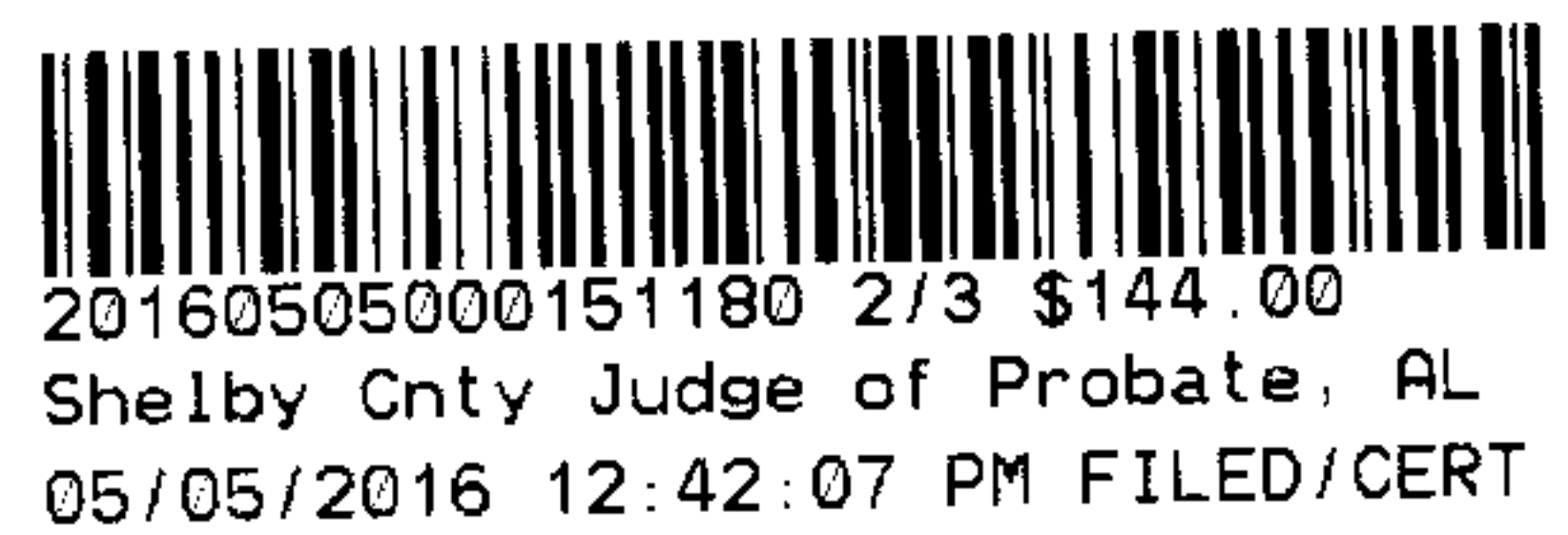
TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, **Timothy P. Durst, II** and **Alyssa D. Durst**, husband and wife, have hereunto set their signatures and seals, this the 2nd day of May, 2016.



Timothy P. Durst, II

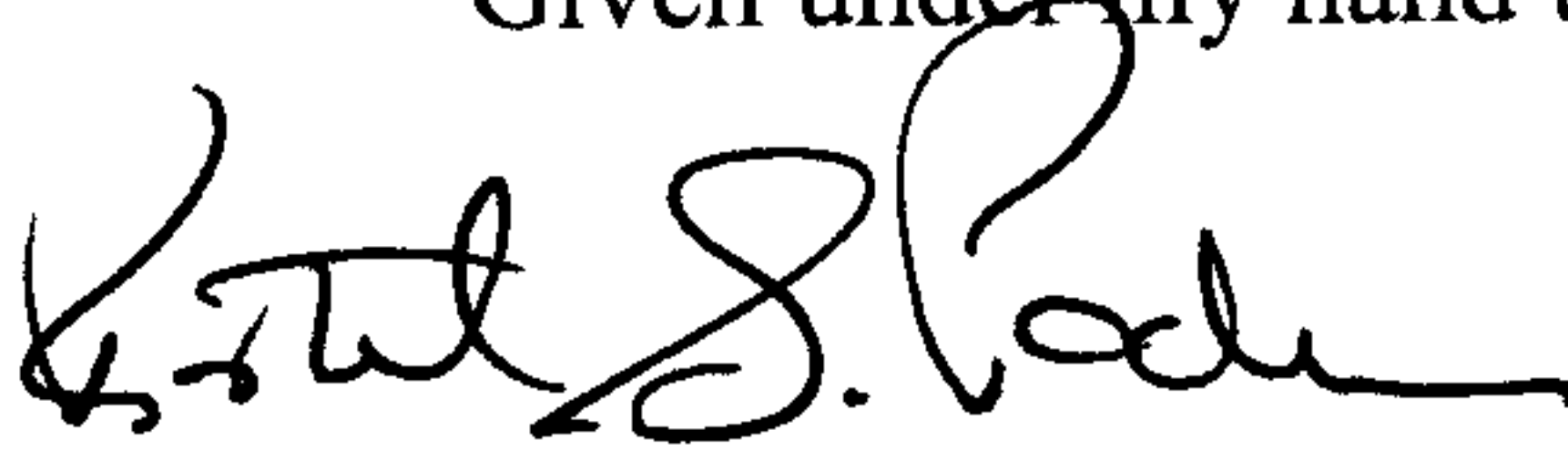


STATE OF ALABAMA
COUNTY OF JEFFERSON

ACKNOWLEDGEMENT

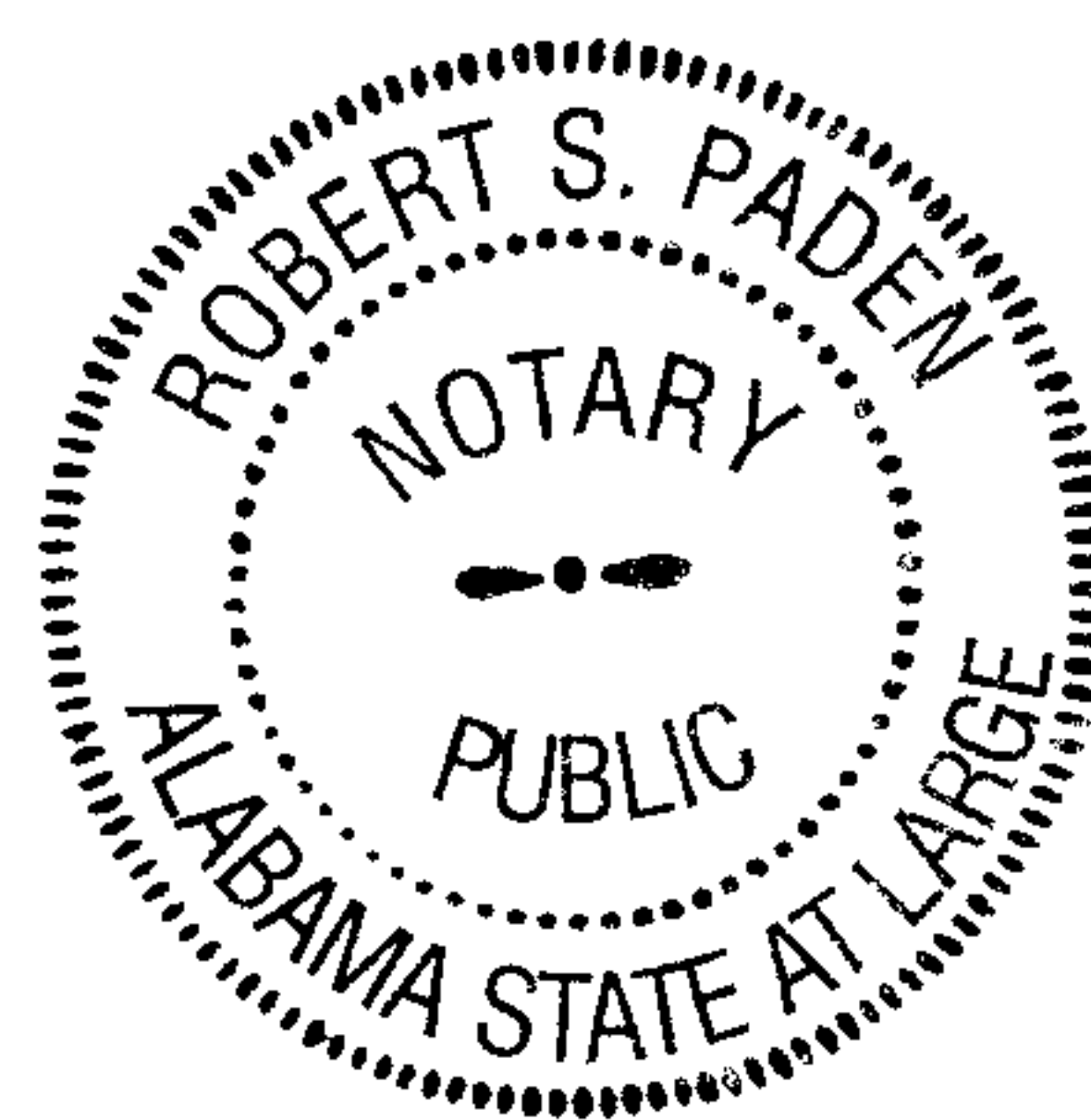
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Timothy P. Durst, II**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance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

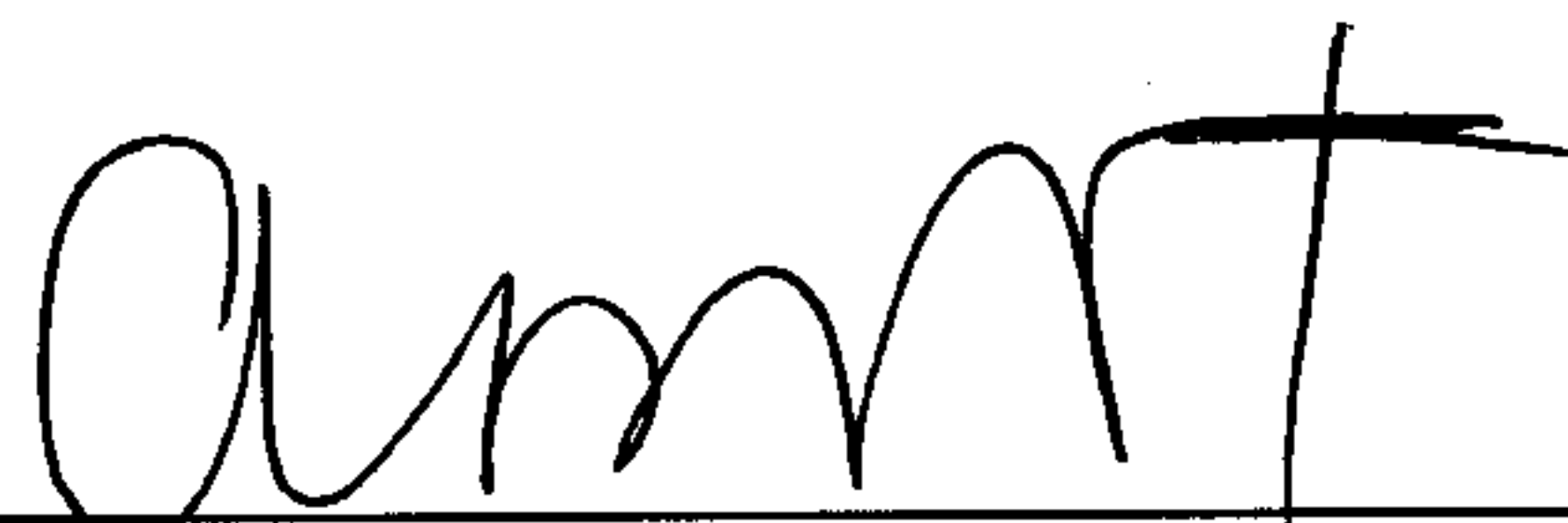
Given under my hand this the 2nd day of May, 2016.



Notary Public

My commission expires: 07.02.18





Alyssa D. Durst

STATE OF ALABAMA
COUNTY OF JEFFERSON

ACKNOWLEDGEMENT

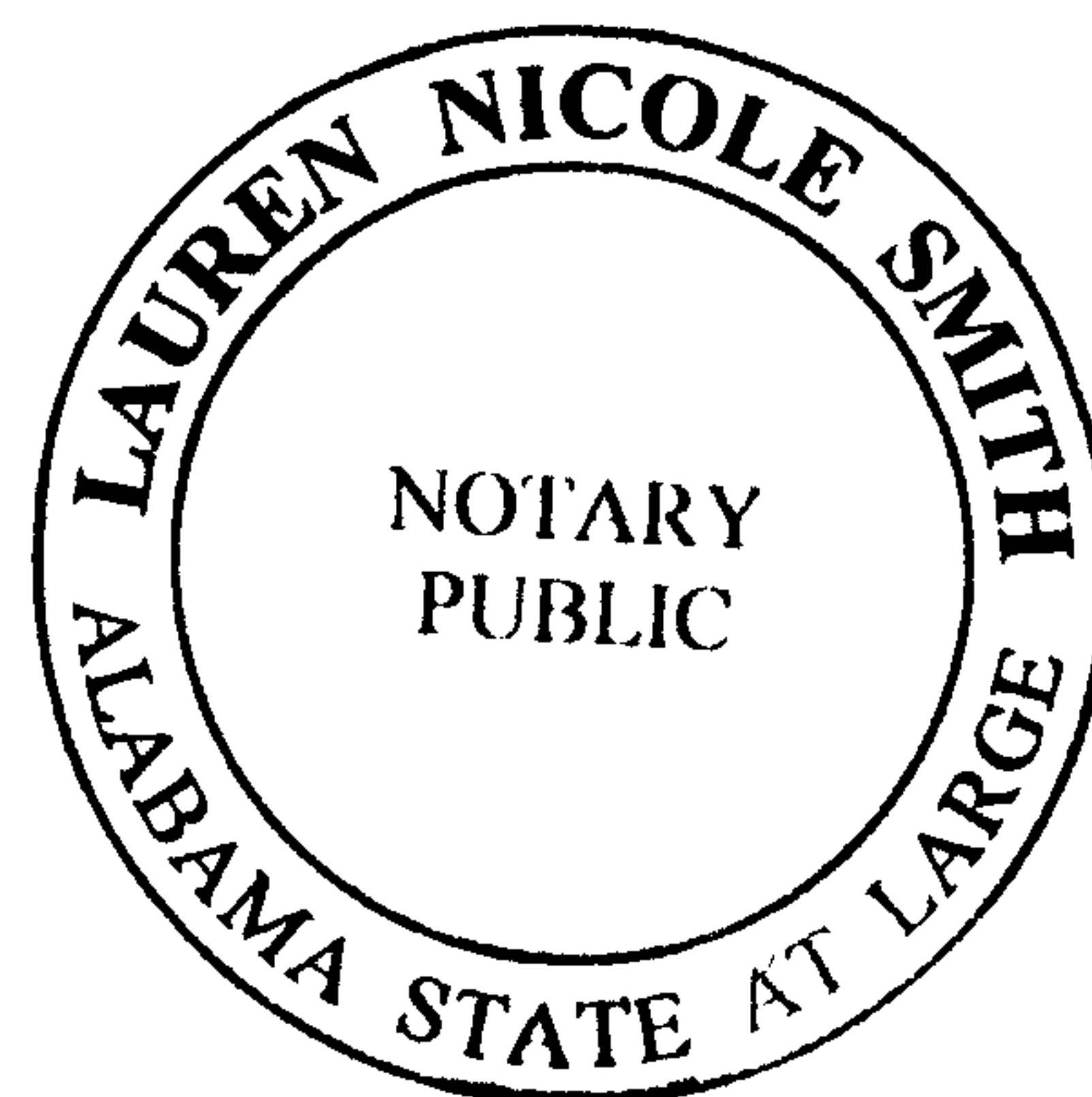
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Alyssa D. Durst**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of April, 2016.



Notary Public

My commission expires: 2/2/20



Real Estate Sales Validation Form

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

Grantor's Name Timothy P. Durst, II & Alyssa D. Durst
Mailing Address 52 East Ford Harris Rd.
Champaign, IL 61822

Grantee's Name Bobby J. Harris
Mailing Address 5009 Lakeview Circle
Birmingham, AL 35244

Property Address

Date of Sale 05/02/2016
Total Purchase Price \$ 124,000.00

or
Actual Value \$

or
Assessor's Market Value \$

20160505000151180 3/3 \$144.00
Shelby Cnty Judge of Probate, AL
05/05/2016 12:42:07 PM FILED/CERT

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 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 05/02/16
Unattested (verified by) T. Pearce Durst II
Sign T. P. Durst (Grantor/Grantee/Owner/Agent) circle one