

WARRANTY DEED



20160523000176020 1/4 \$123.00  
Shelby Cnty Judge of Probate, AL  
05/23/2016 03:28:00 PM FILED/CERT

STATE OF ALABAMA :

COUNTY OF SHELBY :

KNOW ALL MEN BY THESE PRESENTS, that Rebekah B. Harris, an unmarried woman, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration acknowledged to have been paid to the said Grantor by William Emanuel, the Grantee, does GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, subject to the provisions contained in this Warranty Deed, all that real property in the County of Shelby, State of Alabama, described as follows, to-wit:

Parcel E:

The east  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 20, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama,

Together with non-exclusive easements created for the benefit of Parcel E by the following instruments:

- a) Easement from J.P. Jones and Mrs. J.P. Jones to Robert Gospodareck recorded at Deed Book 296, Page 768, records of the Judge of Probate, Shelby County, Alabama, over and across the following described property:

Parcel D:

A part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 11, Township 20 South, Range 1 West, situated in Shelby County, Alabama more particularly described as follows:

Begin at the Southeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section and run West along the South  $\frac{1}{4}$  -  $\frac{1}{4}$  line 214 feet more or less to the Eastern line of a roadway; thence North along roadway to a point 20 feet from the South  $\frac{1}{4}$  -  $\frac{1}{4}$  line; thence right and in an easterly direction along a line 20 feet North of and parallel to the South  $\frac{1}{4}$  -  $\frac{1}{4}$  line to the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence South 20 feet to the point of beginning.

All being situated in Shelby County, Alabama.

- b) Agreement for easements by and among James W. Key, Jr. and wife, Kathy C. Key, Charles Anthony Key and wife, Regina A. Key and Stephen L. Harris and wife, Rebekah B. Harris recorded at Real Property Instrument No. 1993-38111, aforesaid records, over and across the following described two properties:

Parcel C:

Begin at the SW corner of Section 12, Township 20 South, Range 1 West; thence North for 20 feet; thence East 15 feet; thence Southeast 25 feet to south line of said Section; thence West 30 feet to point of beginning. Being situated on Shelby County, Alabama,

And,

Shelby County, AL 05/23/2016  
State of Alabama  
Deed Tax: \$100.00





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Parcel B:

The North 30 feet of the West 1/2 of the NW ¼ of the NW ¼ of Section 13, Township 20, Range 1 West. Being situated in Shelby County, Alabama.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

Easement and right of way recorded in Inst. No. 1993-38111 and Shelby Real 296, Page 768.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said Grantee, and the heirs and assigns of said Grantee, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due, which are assumed by the Grantee, the Grantor, for the Grantor and for the successors and assigns of the Grantor, COVENANTS AND WARRANTIES to and with the said Grantee, and the heirs and assigns of said Grantee, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property and has a good and lawful right to sell and convey the same; that the Grantor is in quiet and peaceable possession of said real property; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and the Grantor does WARRANT AND WILL FOREVER DEFEND the title to said real property, and the possession of said real property, unto the said Grantee, and the heirs and assigns of said Grantee, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on this the 20<sup>th</sup> day of April, 2016.

Rebekah B. Harris  
Rebekah B. Harris



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COUNTY OF SHELBY :



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I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Rebekah B. Harris, 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 instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28<sup>th</sup> day of April, 2016

W. Kenneth Heard  
Notary Public

My Commission Expires: 8/30/17



Address of Grantor:

407 Eytsuma Street  
Fairhope, AL. 36532

Address of Grantee:

334 Ivy Way  
Columbiana, AL. 35051

THIS INSTRUMENT PREPARED BY:

W. Kenneth Heard  
Irby & Heard, P.C.  
Attorneys at Law  
Post Office Box 1031  
Fairhope, Alabama 36533  
(251) 928-4555



# Real Estate Sales Validation Form

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

Grantor's Name Rebekah B. Harris  
Mailing Address 407 Satsuma Street  
Fairhope, AL 36532

Grantee's Name William Emanuel  
Mailing Address 334 Ivy Way  
COLUMBIA, AL  
35051

Property Address Parcel E, Shelby County, AL

Date of Sale 04/20/2016

Total Purchase Price \$ 100,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



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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 04/20/2016

Print

W. Kenneth Heard

Unattested

Sign

W. Kenneth Heard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1