

**This instrument prepared without
benefit of Title Search or Survey by:**

Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034

Send Tax Notice to:
Jonathan W. Harris
962 Old Mill Creek Road
Shelby, AL 35143

SOURCE OF TITLE: Instrument # 20160216000049450

STATE OF ALABAMA

SHELBY COUNTY

§
§ SS.
§


20160909000328470 1/3 \$69.50
Shelby Cnty Judge of Probate, AL
09/09/2016 04:12:57 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, being hereby acknowledged, **Matthew A. Webster**, an unmarried man, (herein referred to as Grantor), does grant, bargain, sell, and convey unto **Jonathan Wayne Harris** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW ¼ of Section 28, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 01 degrees 08 minutes 37 seconds East 125.22 feet; thence South 61 degrees 03 minutes 23 seconds West 296.95 feet to the point of beginning; thence South 61 degrees 03 minutes 23 seconds 276.72 feet; thence North 19 seconds East 397.92 feet; thence South 00 degrees 58 minutes 07 seconds East 310.00 feet to the point of beginning. Situated in Shelby County, Alabama.

This conveyance expressly includes one (1) 1994 Sunshine 32' X 60' Double-Wide Mobile Home bearing Nos., AL-S-35627A and AL-S-35627B and NTA 399799 and NTA 399800 which is affixed to the herein above described property being conveyed herein.

Subject to:

- 1) Ad valorem taxes for the year 2016 which are due and payable October 1, 2016;
- 2) All easement, right-of-way, and restrictions fo record affecting said property;
- 3) This real property is not the homestad of the grantor.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower, and the right of dower, property, possessions, claim, and demand whatsoever, as

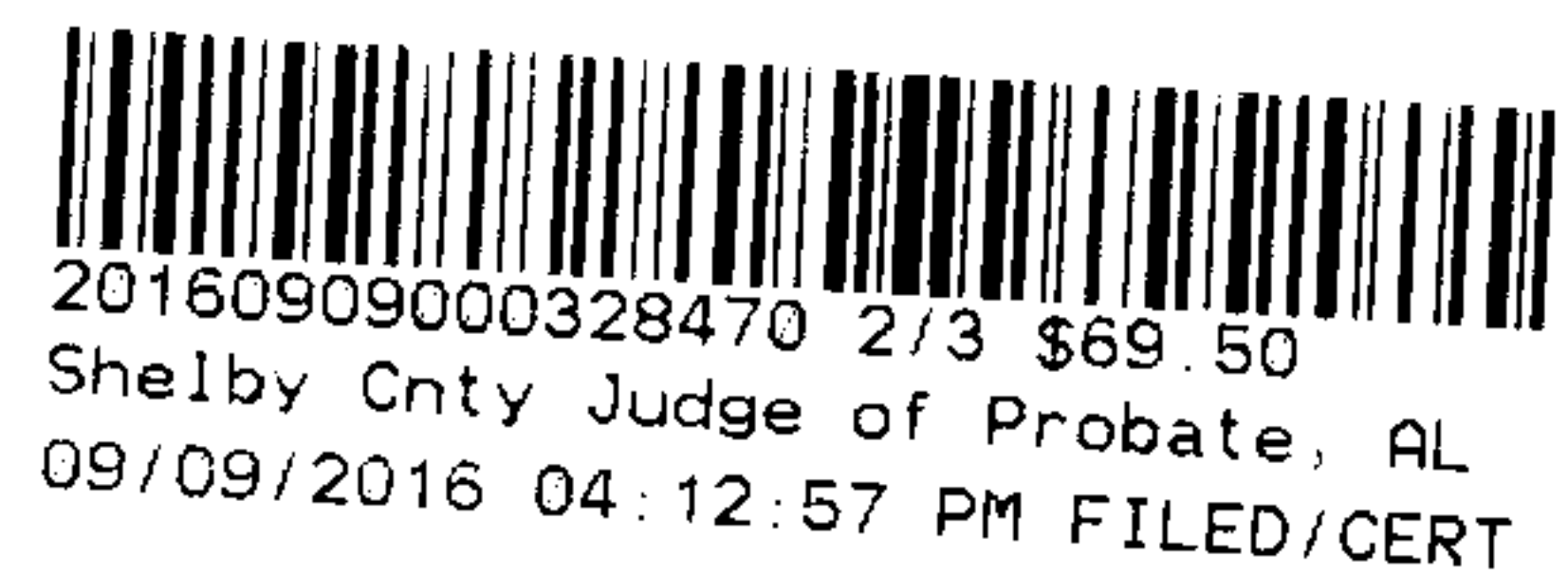
Shelby County, AL 09/09/2016
State of Alabama
Deed Tax: \$48.50

well in law as in equity of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, his heirs or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; 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.

9th **IN WITNESS WHEREOF**, I have hereunto set my hands and seals, this the day of September, 2016.

Matthew A. Webster (SEAL)
Matthew A. Webster



STATE OF ALABAMA

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§ SS.
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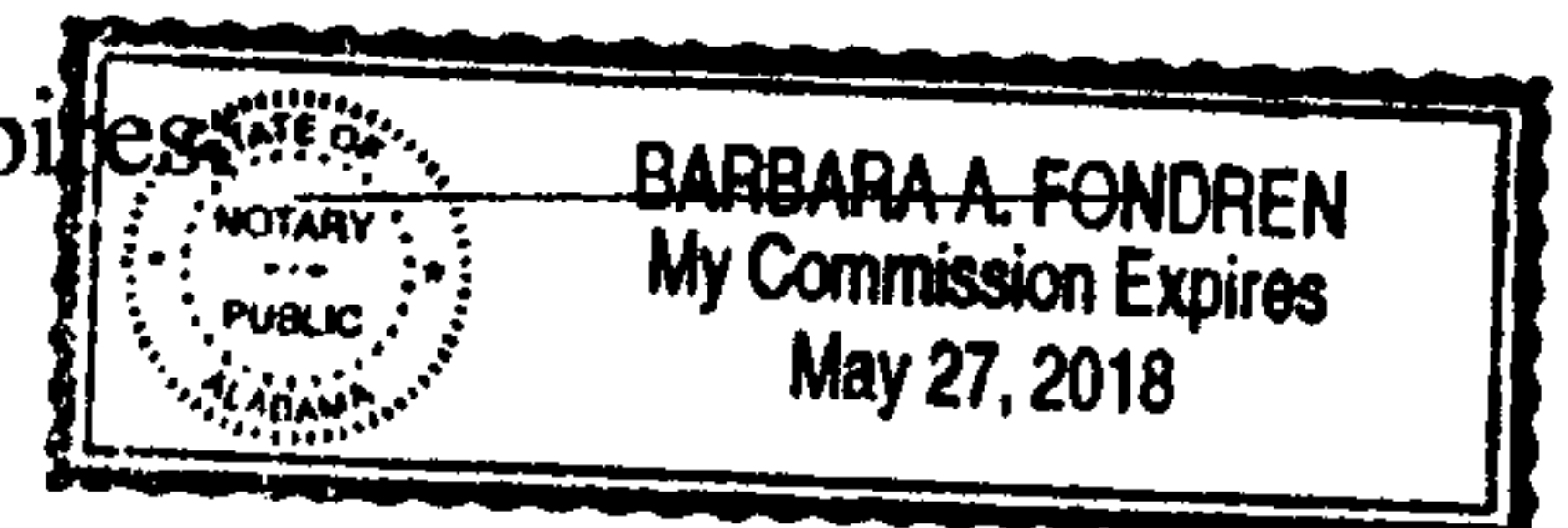
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Matthew A. Webster, 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 and official seal this 9th day of September, 2016.

Barbara A. Fondren
Notary Public

My Commission Expires



Real Estate Sales Validation Form

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

Grantor's Name Matthew A. Webster
Mailing Address 301 Mardis Lane
Alabaster, AL 35007

Grantee's Name Jonathan W. Harris
Mailing Address 962 Old Mill Road
Shelby, AL 35143

Property Address 962 Old Mill Creek Road
Shelby, AL 35143

Date of Sale 9/9/2016

Total Purchase Price \$

or

Actual Value \$

or

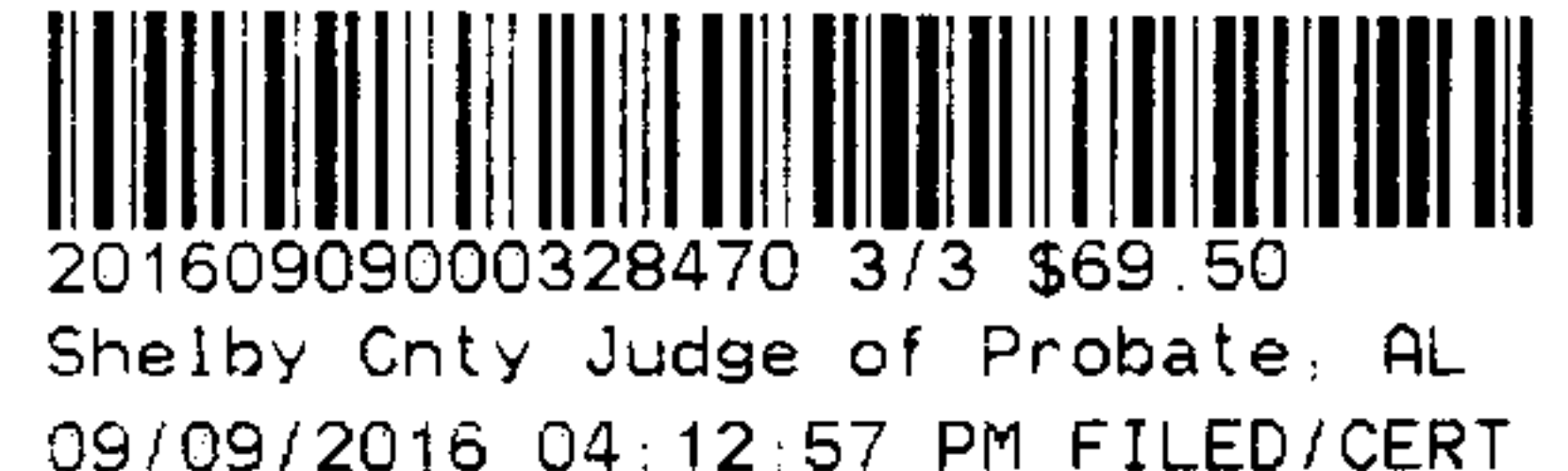
Assessor's Market Value \$ 48,150

Instrument # 20160216000049450

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 9-9-16

Print THOMAS G. OWING

Sign Thomas G. Owing

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1