

**20160930000359350**  
**09/30/2016 02:27:53 PM**  
**DEEDS 1/4**

**\$341,500.00 (Purchase Price)**



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82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251) 928-5856

www.ck12.org

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED FORTY ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$341,500.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **MARGARET HARRISON and CHARLES HARRISON, wife and husband**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **MORRIS S. WILDSMITH and ELAINE S. WILDSMITH**, (hereinafter referred to as **GRANTEE/S**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE  
SUBJECT TO:

1. Taxes for current and subsequent years.
2. Rights of the United States of America, State of Alabama, and/or other parties in and to the bed, shore and waters of Lay Lake, crossing and/or adjoining the property described in Schedule A.
3. Any claim that any portion of the land or any improvements lie beyond the mean high tide line of Lay Lake.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey whatever interests they may have in said minerals.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 18<sup>th</sup> day of August, 2016.

Margaret Harrison  
MARGARET HARRISON

Charles Harrison  
CHARLES HARRISON

STATE OF Alabama  
COUNTY OF Shelby

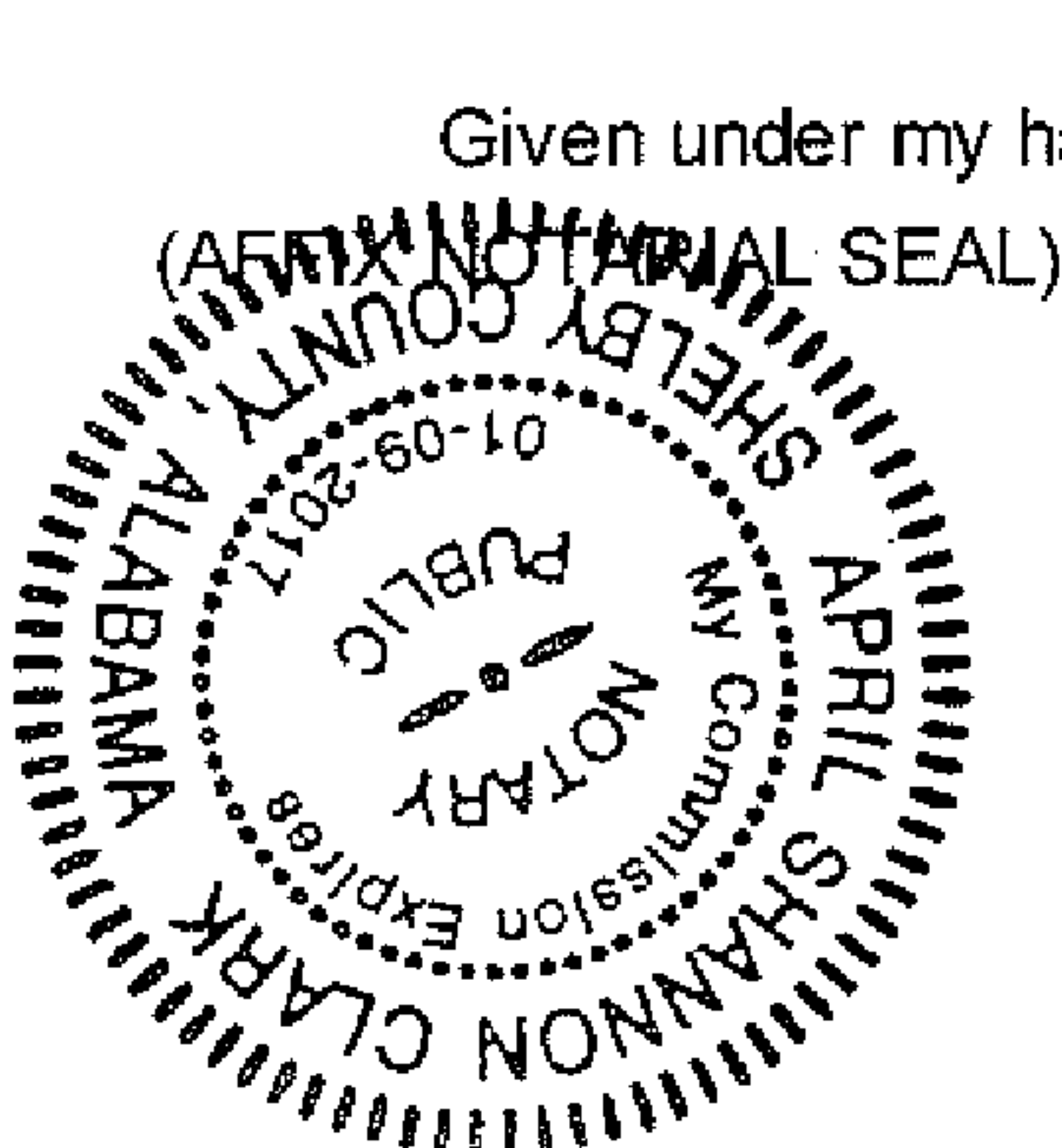
I, the undersigned Notary Public, in and for said State, hereby certify that, **MARGARET HARRISON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily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



STATE OF Alabama  
COUNTY OF Shelby

Given under my hand and official seal this 18<sup>th</sup> day of August, 2016.  
April Clark  
NOTARY PUBLIC  
My Commission Expires: 1-9-2017

I, the undersigned Notary Public, in and for said State, hereby certify that, **CHARLES HARRISON**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.



PROPERTY ADDRESS:  
17580 Highway 42  
Shelby, Alabama 35143

Given under my hand and official seal this 18<sup>th</sup> day of August, 2016.  
April Clark  
NOTARY PUBLIC  
My Commission Expires: 1-9-2017

GRANTEE'S ADDRESS:  
17580 Hwy 42  
Shelby AL 35143

GRANTORS' ADDRESS:  
c/o 6 Penn Ctr West, 2nd Floor  
Pittsburgh PA 15276

EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID  $\frac{1}{4}$ -  $\frac{1}{4}$  SECTION FOR A DISTANCE OF 301.65 FEET TO A POINT ON THE SOUTHEAST MARGIN OF COUNTY ROAD #42; THENCE NORTH 41 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE SOUTHEAST MARGIN OF COUNTY ROAD #42 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE SOUTHEAST MARGIN OF COUNTY ROAD #42 A DISTANCE OF 212.41 FEET; THENCE SOUTH 44 DEGREES 37 MINUTES 11 SECONDS EAST, LEAVING SAID COUNTY ROAD A DISTANCE OF 190.57 FEET OF THE NORTHWESTERLY BANK OF LAY LAKE; THENCE SOUTH 43 DEGREES 13 MINUTES 08 SECONDS WEST ALONG LAY LAKE A DISTANCE OF 63.61 FEET; THENCE SOUTH 38 DEGREES 17 MINUTES 11 SECONDS WEST ALONG LAY LAKE A DISTANCE OF 146.56 FEET; THENCE NORTH 45 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 195.05 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	Margaret Harrison Charles Harrison	Grantee's Name	Morris S. Wildsmith Elaine S. Wildsmith
Mailing Address	6 Penn Center West, 2nd Floor Pittsburgh, PA 15276	Mailing Address	17580 Highway 42 Shelby, AL 35143
Property Address	17580 Highway 42 Shelby, AL 35143	Date of Sale	September 28, 2016
		Total Purchase Price	\$341,500.00
		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 checked="" 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.

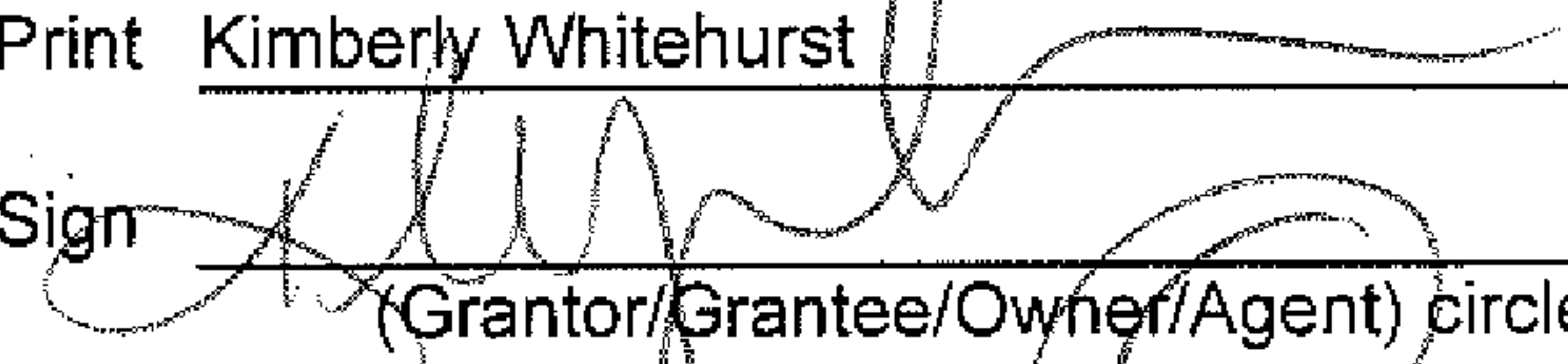
Date of Sale - the date on which interest to the property was conveyed.

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	September 30, 2016	Print	Kimberly Whitehurst
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

