



20170111000009710 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
01/11/2017 09:22:52 AM FILED/CERT

This instrument was prepared
by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
3319 Stockdale Road
Munford, AL 36268

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 01/11/2017
State of Alabama
Deed Tax: \$2.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two thousand two hundred fifty-six and 80/100 DOLLARS (\$2,256.80) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Town of Harpersville, an Alabama Municipal Corporation, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Terry E. Darby and Angie E. Darby, (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at the Southwest corner of SW 114 of SE 1/4 and run North 27 degrees 15 minutes East 167.2 feet to Northeast corner of Kimbrough Brothers brick store in the Town of Harpersville for point of beginning; thence North 72 degrees 05 minutes West 35 feet; thence Northeast parallel with the highway 26 feet; thence South 72 degrees 05 minutes East 35 feet; thence South 16 degrees 30 minutes West 26 feet along road to point of beginning. Situated in SW 1/4 of SE 1/4 of Section 28, Township 19 South, Range 2 East, in the Town of Harpersville, Shelby County, Alabama.

The above described property is not the homestead of GRANTOR or his/her spouse(s).

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever.


And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 5 day of January, 2017.

Don Greene
Town of Harpersville
By: Don Greene, Mayor

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment


20170111000009710 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
01/11/2017 09:22:52 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don Greene, 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 and official seal this the 5 day of January, 2017.

Stacy Walkup
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 TOWN OF HARBERSVILLE
Mailing Address P.O. Box 370
HARBERSVILLE, AL 35078

Grantee's Name TERRY E. DARBY ; ANGIE E. DARBY
Mailing Address 3319 STOCKDALE ROAD
MUNFORD, AL 36268

Property Address 0 HWY 25
HARBERSVILLE, AL 35078

Date of Sale 12-29-2016

Total Purchase Price \$ 2,256.80

or

Actual Value \$

or

Assessor's Market Value \$



20170111000009710 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
01/11/2017 09:22:52 AM 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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other RESOLUTION APPROVING SALE

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 01-11-2017

Print Terry E. Darby

☐ Unattested

Josh D. Small
(verified by)

Sign Terry E. Darby

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1