

This Instrument was Prepared by:

Send Tax Notice To: Angela Dawn Connell

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

399 Waterford Cove Trail  
Calera, AL 35040

File No.: S-17-23524

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mary Harris, a married woman and Shelley Harris, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Angela Dawn Connell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein or their spouses. Mary Armstrong Harris and Mary Harris are one in the same person.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of February, 2017.

Mary Harris  
Mary Harris

Shelley Harris  
Shelley Harris

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary Harris and Shelley, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of February, 2017.

Mike T. Atchison

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

20170227000066740 1/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
02/27/2017 10:46:55 AM FILED/CERT



Shelby County, AL 02/27/2017  
State of Alabama  
Deed Tax: \$20.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**


Lot 4, according to the survey of Earmond's Place, as recorded in Map Book 28, Page 140, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to Myra L. Harrell, by deed recorded in Instrument #20030506000279060, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 4 of said Earmond's Place and run thence South 21 degrees 19 minutes 14 seconds West a distance of 146.20 feet to a rebar corner; thence run North 65 degrees 28 minutes 09 seconds West a distance of 195.73 feet to a rebar corner on the Easterly margin of Shelby County Road No. 311 in a curve to the right having a central angle of 02 degrees 57 minutes 34 seconds and a radius of 270.49 feet; thence run Northeasterly along the arc of said curve an arc distance of 13.97 feet to the PT of said curve; thence run North 25 degrees 52 minutes 30 seconds East along said margin of said Road No. 311 a distance of 161.83 feet to a rebar corner; thence run South 56 degrees 14 minutes 12 seconds East along the Southerly margin of an unnamed public road a distance of 185.46 feet to the point of beginning.

LESS AND EXCEPT that portion previously conveyed to Jesse E. Armstrong Sr., by deed recorded in Instrument #20050505000214400, being more particularly described as follows:

A parcel of land lying in the N 1/2 of the SE 1/4 of Section 11, Township 24 North, Range 15 East, being a part of Lot 4, Earmond's Place, as recorded in Map Book 28, Page 140; Start at the Northeast corner of said Lot 4, Earmond's Place and run thence South 21 degrees 19 minutes 14 seconds West a distance of 146.20 feet to a rebar corner being the point of beginning of said property; thence continue along same course 323.0 feet (being on the East side of said Lot 4); thence run North 88 degrees 0 minutes West a distance of 315.0 feet, more or less, to the Easterly margin of Shelby County Road No. 311; thence run Northeasterly along said road 321.0 feet, more or less, to a set rebar corner (being the SW corner of the property described in Instrument #20030506000279060; thence South 65 degrees 25 minutes 09 seconds East a distance of 195.73 feet to a rebar corner back to the point of beginning.

  
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# Real Estate Sales Validation Form

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

Grantor's Name Mary Harris  
Shelley Harris  
Mary Armstrong Harris

Mailing Address x 931 County Rd. 342  
Mapleville Ala. 36762

Property Address 3593 Highway 311  
Shelby, AL 35143

Grantee's Name Angela Dawn Connell

Mailing Address 399 Waterford Cove Trail  
Coker, AL 35040

Date of Sale February 20, 2017

Total Purchase Price \$20,000.00

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)

xx Bill of Sale  
xx Sales Contract  
xx Closing Statement

xx Appraisal  
xx 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 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 February 17, 2017

Print Mary Harris

Unattested

Sign x Mary Harris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1