

This Instrument was Prepared by:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
P.O. Box 261
Montevallo, AL 35115
(205) 665-4357

Send Tax Notice:
Skylar S. Harris
234 Wooten Road
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY) **QUITCLAIM DEED: JOINT TENANCY
) WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred & 00/100 (\$500.00) Dollars** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, *Karen R. Harris (a married woman)*, as **Trustee and Administratrix of the Estate of Sarah Louise Smith, deceased, Shelby County Probate Case No. 42-162.** Thereinafter called "Grantors," do hereby GRANT, CONVEY, and QUITCLAIM unto *Skylar S. Harris (an unmarried man)* and Stormy J. Harris (**an unmarried woman**) hereinafter called "Grantees", all my right, title and interest in and to the following real estate as described below:

Part of the NW ¼ of NE ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of Lot 8, Block 5, Green Valley 2nd Sector, a map of which is recorded in the office of the Judge of Probate of Shelby County Alabama, in Map Book 6, Page 21 run in an easterly direction along an extension of the south line of said lot 8 for a distance of 264.68 feet to the point of beginning, thence turn an angle to the right of 180° and run in a westerly direction for a distance of 165.12 feet thence turn an angle to the right of 85°00' and run in a northwesterly direction for a distance of 234.08 feet to the southwest corner of Lot 30, Block 5, of said Green Valley 2nd Sector, thence turn an angle to the right of 90° and run in a northeasterly direction along the south line of said Lot 30, Block 5 for a distance of 140 feet to the southeast corner of said Lot 30, thence turn an angle to the right and run in a southeasterly direction along the west right of way line of a county road to its intersection with the east line of said ¼ - ¼ section thence turn an angle to the right and run along said east line of said ¼ - ¼ section to the point of beginning.

Subject to all items of record.

NOTE: Karen R. Vernon and Karen R. Alley are one in the same person.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee


20170315000087400 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/15/2017 12:15:13 PM FILED/CERT

simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 15 of March, 2017.

GRANTOR

Karen Alley (L.S.)
Karen Alley, Trustee and Administratrix
of the Estate of Sarah Louise Smith

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Angela Tibbs, a Notary Public for the State at Large, hereby certify that the above posted names, *Karen Alley, the Legal and authorized as Personal Representative of the Estate* which is signed to the foregoing Estate Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15th day of March, 2017.

Angela Tibbs
NOTARY PUBLIC
My Commission Expires: 8/22/20


20170315000087400 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/15/2017 12:15:13 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Karen R. Vernon (Harris)
Mailing Address (Alley)
7904 Ala Hwy 191
Maplesville AL 36750

Grantee's Name Skylar Stormy J. Harris
Mailing Address 234 Wooten Road
Alabaster, AL 35007

Property Address 234 Wooten Rd
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Parcel # 23-623-1-001-040001 Actual Value \$ _____

or

Assessor's Market Value \$ 50,010.00

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 3-15-17

Print Karen R. Alley

☒ Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170315000087400 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/15/2017 12:15:13 PM FILED/CERT