

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Ronald W. Harrington
151 Glenn Road
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thirty Two Thousand Five Hundred and No/00 Dollars (\$132,500.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Edward William Carr, III, an unmarried man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Ronald W. Harrington and Jamaccia T. Harrington, (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, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

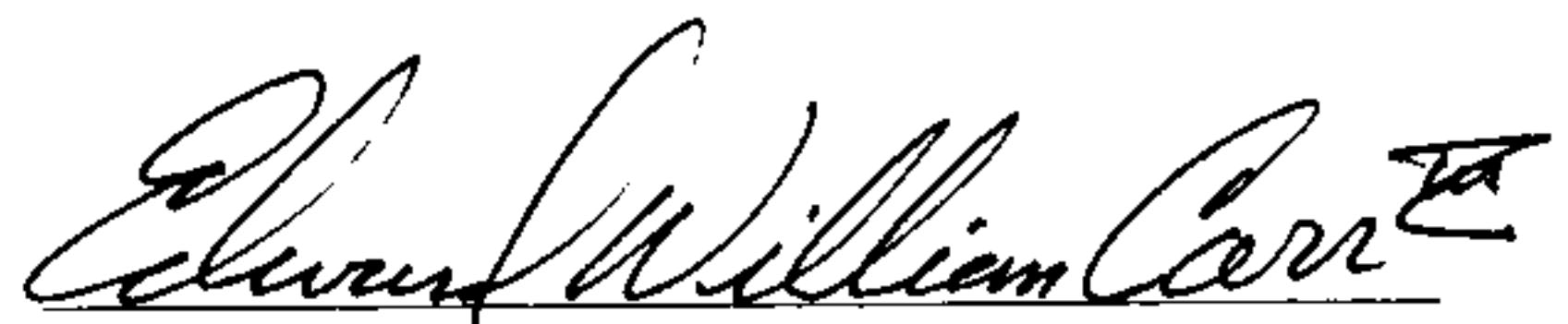
Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Edward William Carr, III is one and the same person as Edward W. Carr, III.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of April, 2017.


Edward William Carr, III

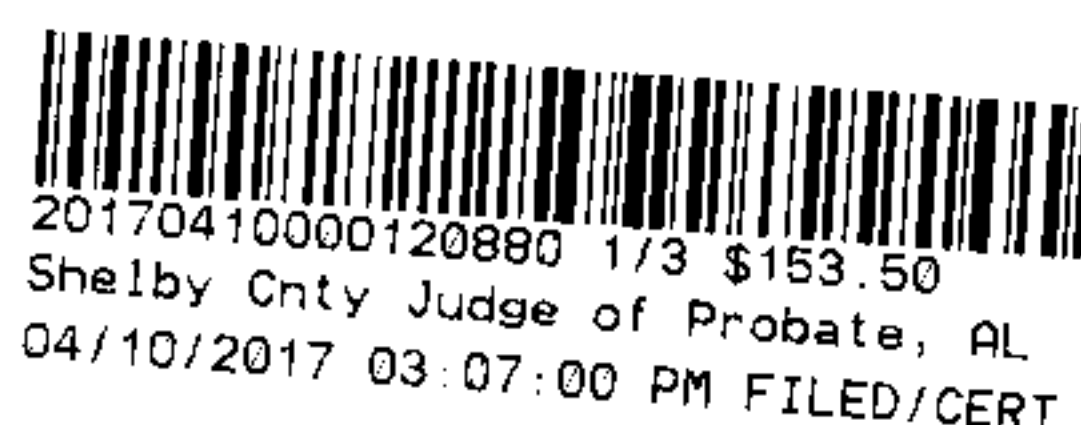
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edward William Carr, III, who 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, in his capacity as Executor.

Given under my hand and official seal this 7th day of April, 2017.


Notary Public

My Commission Expires: 9-11-19



Shelby County, AL 04/10/2017
State of Alabama
Deed Tax: \$132.50

EXHIBIT "A"
LEGAL DESCRIPTION

The East 1/2 of the following described property:

The NE 1/4 of the SE 1/4 of Section 6, Township 21 South, Range 1 East, except a ten foot strip off the East side thereof for a public road right of way extending from the North of said forty down to the road leading from Blue Springs Road to the residence of Pearl Glenn.

Also, the North 132 feet of the SE 1/4 of the SE 1/4 of Section 6, Township 21 South, Range 1 East, situated in Shelby County, Alabama.

Subject to an easement or right of way from the existing road to the W 1/2 of the above described property being 30 feet in width to be located at a point selected along the Southern portion of the above described property so as best to not interfere with existing improvements, considering the convenience of both owners of both tracts.

LESS AND EXCEPT the following described parcel:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama and run thence South 89 degrees 48 minutes 50 seconds West along and immediately North of an existing fence line and along the North line of said Quarter-Quarter a distance of 664.50 feet to a found pipe corner; thence run South 00 degrees 11 minutes 31 seconds East along and immediately West of an existing fence line a distance of 728.42 feet to a found pipe corner; thence run North 89 degrees 11 minutes 20 seconds East along and immediately South of an existing fence a distance of 662.12 feet to a set rebar corner at a fence corner on the East line of said Quarter-Quarter Section; thence run North 00 degrees 00 minutes 00 seconds East along said Section line a distance of 721.59 feet to the point of beginning.

EWC



20170410000120880 2/3 \$153.50
Shelby Cnty Judge of Probate: AL
04/10/2017 03:07:00 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 Edward William Carr, III

Grantee's Name Ronald W. Harrington & Jamaccia T. Harrington

Mailing Address 425 Makers Way
Dawsonville, GA 30534

Mailing Address 151 Glenn Road
Wilsonville, AL 35186

Property Address 151 Glenn Road
Wilsonville, AL 35186

Date of Sale April 7, 2017

Total Purchase Price \$ 132,500.00

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)

☐ 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 4-7-17

X Sign Edward William Carr III
(Grantor/Grantee/Owner/Agent) circle one

X Print Edward William Carr III

Unattested

(Verified by)