

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
PO Box 653  
Birmingham, AL 35201

Send Tax Notice To: Mitzi C. Harper Wyatt and Gregory C.  
Harper  
2521 Hwy 39  
Chelsea, AL 35043

## WARRANTY DEED

20170413000125520 1/3 \$193.50  
Shelby Cnty Judge of Probate, AL  
04/13/2017 12:41:51 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, 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, **Mitzi C. Harper Wyatt, a married woman, and Gregory E. Harper, a married man**, whose mailing address is **2521 Hwy 39, Chelsea, AL 35043** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mitzi C. Harper Wyatt and Gregory E. Harper**, whose mailing address is **2521 Hwy 39, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **2521 Hwy 39, Chelsea, AL 35043**; to wit;

### PARCEL I

PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE SE 1/4 OF THE NE 1/4 ALL BEING IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 1 WEST., COMMENCE AT THE NW CORNER OF THE ABOVE SAID SE 1/4 OF THE NE 1/4 AND IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID QUARTER QUARTER, RUN A DISTANCE OF 330.10 FEET; THENCE, TURN AN ANGLE OF 88° 37' TO THE LEFT FOR A DISTANCE OF 55.0 FEET; THENCE, TURN AN ANGLE OF 121° 44' TO THE RIGHT FOR A DISTANCE OF 166.88 FEET; THENCE, TURN AN ANGLE OF 14°25' TO THE RIGHT FOR A DISTANCE OF 130.0 FEET, TO THE POINT OF BEGINNING; THENCE, TURN AN ANGLE OF 1°01' TO THE RIGHT FOR A DISTANCE OF 150.0 FEET; THENCE, TURN AN ANGLE OF 106°17' TO THE LEFT FOR A DISTANCE OF 290.0 FEET; THENCE, TURN AN ANGLE OF 73° 43' TO THE LEFT FOR A DISTANCE OF 150.0 FEET; THENCE, TURN AN ANGLE OF 106° 17' TO THE LEFT FOR A DISTANCE OF 290.0 FEET, TO THE POINT OF BEGINNING.

Shelby County, AL 04/13/2017  
State of Alabama  
Deed Tax \$172.50

### PARCEL II

LOT 3 OF HUBBARD H. HARPER FAMILY SUBDIVISION ACCORDING TO THE SURVEY OF SAM W. HICKEY, HICKEY LAND SURVEYING, INC. DATED March 14, 2005, AND RECORDED IN MAP BOOK 35 AT PAGE 2 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

The grantors, and grantees, **Mitzi C. Harper Wyatt and Gregory E. Harper**, are the sole heirs at law of **William Earl Harper**, aka **Earl Harper**, who died **September 6, 2016**.

No estate of the deceased has been probated. **William Earl Harper** left a will dated **20 March 2000** devising the property to the grantors and grantees named herein who have chosen not to probate said will. The grantors and grantees warrant that they are the sole heirs of the deceased.

At the time of **William Earl Harper's** death, he was a single man. The grantors and grantees are the sole issue of the deceased. There are no children of deceased children nor any children of other marriages. All debts of **William Earl Harper** have been paid in full.

At the time of his death, he owned two parcel of real property located in Shelby County, Alabama as set in those deeds recorded in Book 362, Page 964, dated 2 October, 1980 and Instrument 20050525000255590 dated 25 May 2005. The property is identified by parcel numbers 15-4-18-0-000-009.000 and parcel 15-4-18-0-000-005.000 as set out in the Tax Assessor's records of Shelby County, Alabama as of 21 Feb., 2017.

The property is not the homestead of the grantors, nor their spouse(s).

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed

by law, and not shown by the public records.

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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

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 21<sup>st</sup> day of February, 21 2017

Mitzi C. Harper Wyatt  
Mitzi C. Harper Wyatt

Gregory E. Harper  
Gregory E. Harper

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Mitzi C. Harper Wyatt and Gregory E. Harper, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

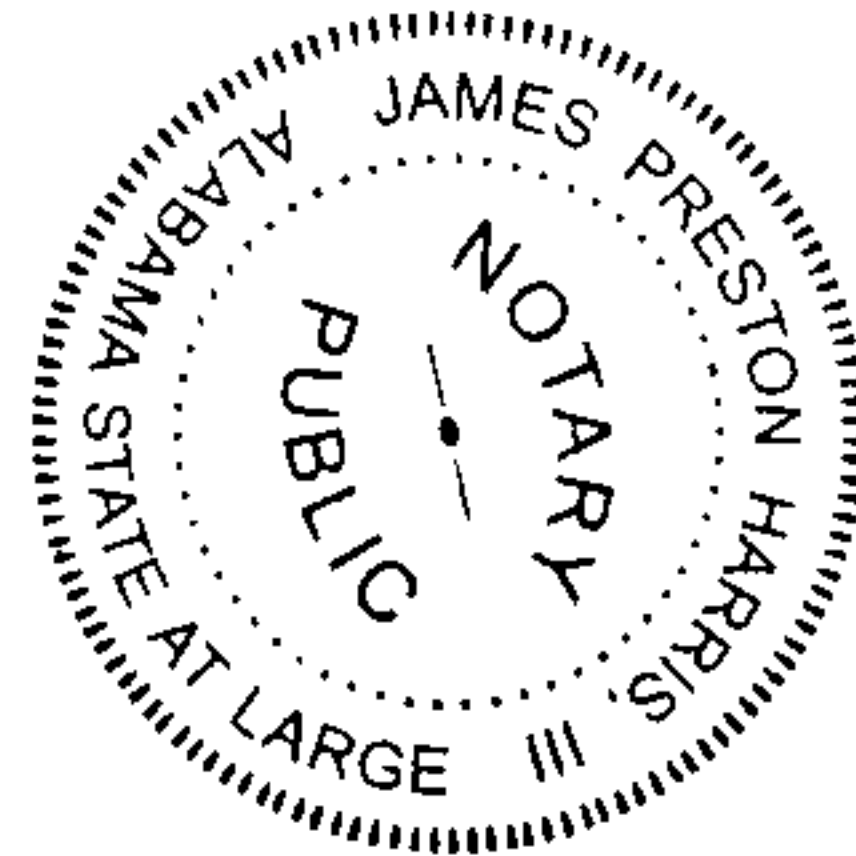
Given under my hand and official seal, this the 21 day of February, 2017.

[Signature]  
Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 3/21/2018



20170413000125520 2/3 \$193.50  
Shelby Cnty Judge of Probate, AL  
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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 Mitzi C. Harper Wyatt and Gregory E. Harper  
Mailing Address 2521 Hwy 39  
Chelsea, AL 35043

Grantee's Name Mitzi C. Harper Wyatt and Gregory E. Harper  
Mailing Address 2521 Hwy 39 248 Quail Ridge Rd  
Chelsea, AL 35043 Helena, AL 35080

Property Address 2521 Hwy 39  
Chelsea, AL 35043  
154180000005.000  
154180000009.000

Date of Sale February 07, 2018  
Total Purchase Price \$1.00  
or  
Actual Value \$58,530.  
or  
Assessor's Market Value 113,660. 172,190

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 Tax Office

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 21, 2017

Print Estate of Earl Harper

☒ Unattested

Phen  
(verified by)

Sign Gregory E. Harper  
(Grantor/Grantee/Owner/Agent) circle one

4/13/17