


SEND TAX NOTICE TO:  
Winsome Clarke  
302 Dale Drive  
Alabaster, AL 35007

This instrument prepared by:  
Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

  
20170911000329290 1/3 \$131.00  
Shelby Cnty Judge of Probate, AL  
09/11/2017 10:20:02 AM FILED/CERT

## WARRANTY DEED

State of Alabama )  
 )  
Shelby County ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred and Nine Thousand, Six Hundred Dollars and Zero cents (\$109,600.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Stephanie Harris and spouse, Brian A. Harris** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Winsome Clarke and ~~Alvin Binns~~** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 12, Block 1, According To The Survey Of Green Valley, As Recorded In Map Book 5, Page 94, In The Probate Office Of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**\$104,120.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.**


**TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.**

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

**IN WITNESS WHEREOF, I have hereunto set my hands and seals, this the 25th day of August, 2017.**

Shelby County, AL 09/11/2017  
State of Alabama  
Deed Tax: \$110.00

 (SEAL)  
Stephanie Harris

 (SEAL)  
Brian A. Harris

State of Alabama

)

General Acknowledgment

)

Shelby County

)

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Stephanie Harris and Brian A. Harris** 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 for and as their own act on the day the same bears date.

Given under my hand and official seal this the **25th day of August, 2017**.

(SEAL)

**FRANK STEELE JONES**  
Notary Public, Alabama State At Large  
My Commission Expires March 14, 2019

Notary Public

My Commission Expires: **3/14/2019**

**FILE NO: 2017158**



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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 Stephanie & Brian Harris  
Mailing Address 1203 Ash CV  
Alabaster, AL 35007

Grantee's Name Winsome Clarke  
Mailing Address 302 Dale Drive  
Alabaster, AL 35007

Property Address 302 Dale Drive  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 109,400.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



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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 8/25/17

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1