

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20170911000330450
09/11/2017 11:53:29 AM
DEEDS 1/4

Send Tax Notice to:
Alma B. Jacobo
765 Cahaba Manor Trail
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

)
)
)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY-EIGHT THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$98,400.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JEANETTE HARRIS, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **ALMA B. JACOBO** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$95,433.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Jeanette Harris is the surviving grantee of that certain deed recorded in Real 34, Page 23; the other grantee, Claude H. Harris, having died on July 11, 1985.

Jeanette Harris is one and the same as Margaret J. Harris and is also known as Margaret C. Harris.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 8th day of September, 2017.

Jeanette Harris
JEANETTE HARRIS

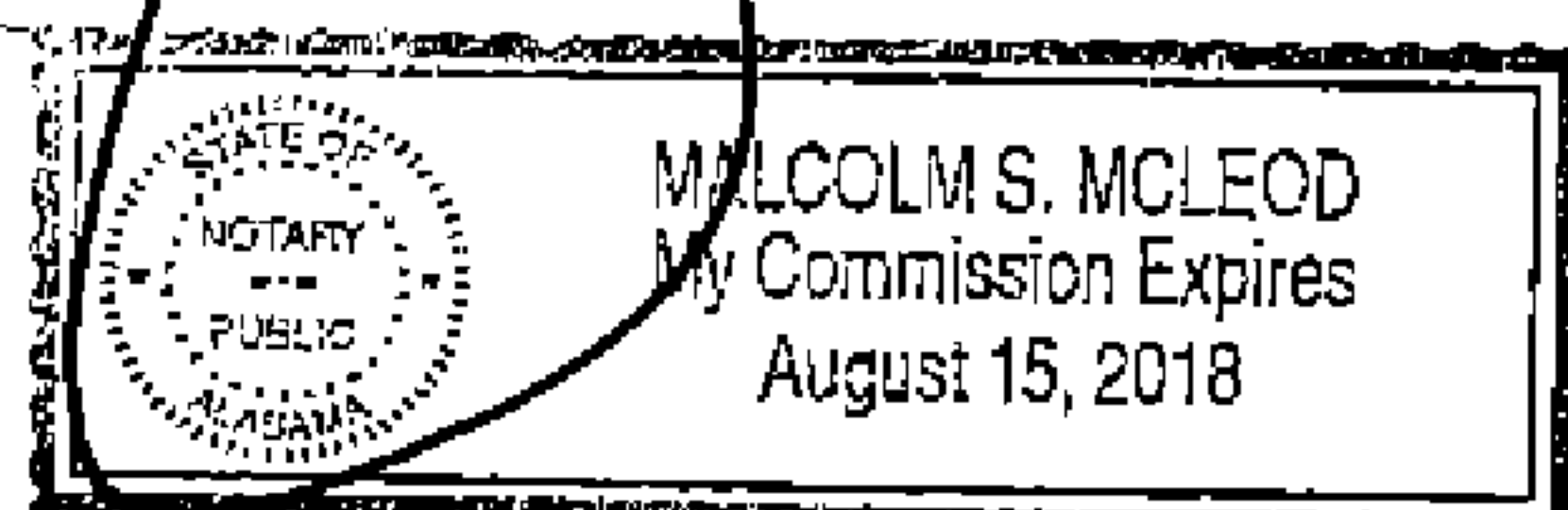
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JEANETTE HARRIS**, whose name 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of September, 2017.

NOTARY PUBLIC
My commission expires:



20170911000330450 09/11/2017 11:53:29 AM DEEDS 3/4
Exhibit A, Legal Description

Lot 37 of Cahaba Manor Town Homes – Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama, also that part of Lot 36 of said Subdivision more particularly described as follows:

Being at the North corner of said Lot 36; thence in a Southwesterly direction along the Northwest line of said Lot 36 a distance of 142.89 feet; thence 10 degrees 34 minutes left, in a Southwesterly direction along the Northwest line of said Lot 36, a distance of 25.99 feet to a point on the Northeast right of way line of Cahaba Manor Trail, said point also being on a curve to the right, said curve having a radius of 110.34 feet and a central angle of 00 degrees 16 minutes 55 seconds, thence 90 degrees left to tangent of said curve; thence along arc of said curve in a southeasterly direction along said right of way, a distance of 0.54 feet to end of said curve; thence 79 degrees 42 minutes 55 seconds left from tangent of said curve in a Northeasterly direction, a distance of 168.33 feet to a point on the Northeast line of said Lot 36; thence 90 degrees left in a Northwesterly direction along said Northeast line a distance of 5.3 feet to the point of beginning.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name JEANETTE HARRIS

Grantee's Name ALMA B. JACOBO

Mailing Address 765 CAHABA MANOR TRAIL
PELHAM, AL 35124

Mailing Address 765 CAHABA MANOR TRAIL
PELHAM, AL 35124

Property Address 765 CAHABA MANOR TRAIL
PELHAM, AL 35124

Date of Sale September 8, 2017

Total Purchase Price \$98,400.00

or

Actual Value \$

20170911000330450 09/11/2017 11:53:29 AM DEEDS 4/4 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 September 8, 2017

Print Malcolm S. McLeod

☐ Unattested

Audra T. Gurnea
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/11/2017 11:53:29 AM
\$27.00 CHERRY
20170911000330450

John F. Smith

File 170616

Form RT-1
Alabama 08/2012 LSS