

20171004000362550  
10/04/2017 03:56:20 PM  
DEEDS 1/2

STATE OF ALABAMA  
COUNTY OF SHELBY

**STATUTORY WARRANTY DEED JOINTLY WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Four Hundred Thirty Five Thousand and 00/100 Dollars (\$435,000.00) and other good and valuable consideration to the undersigned Grantor, **Jean M. Jordan, a single woman** the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **David Greene Harris and Amy Crawford Harris**, hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Jefferson County, Alabama, to-wit:

**Lot 8, according to the Survey of Heatherwood Forest, Sector One, as recorded in Map Book 13, Page 144, in the Probate Office of Shelby County, Alabama.**

Said conveyance is subject to all valid and enforceable easements and restrictions of record.

1. Subject to Ad Valorem taxes and subsequent years not yet due and payable.
2. Easements, rights of way, and restriction of record; any mineral and/or mining rights and/or releases not owned by the seller; the present flood plain and zoning regulations.
3. Building lines as shown by recorded Map.
4. Right of way to Alabama Power Company as recorded in Volume 102, Page 53, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Volume 223, Page 274 and Volume 73, Page 283 in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Real 269, Page 511, in the Probate Office of Shelby County, Alabama.
7. Association dues to North Shelby County Library District.

To Have and To Hold, the aforesigned property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantor hereby covenants with the said Grantees and its purchasers or assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantor will warranty and defend the premises to the said Grantees, and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, though, or under Grantor.

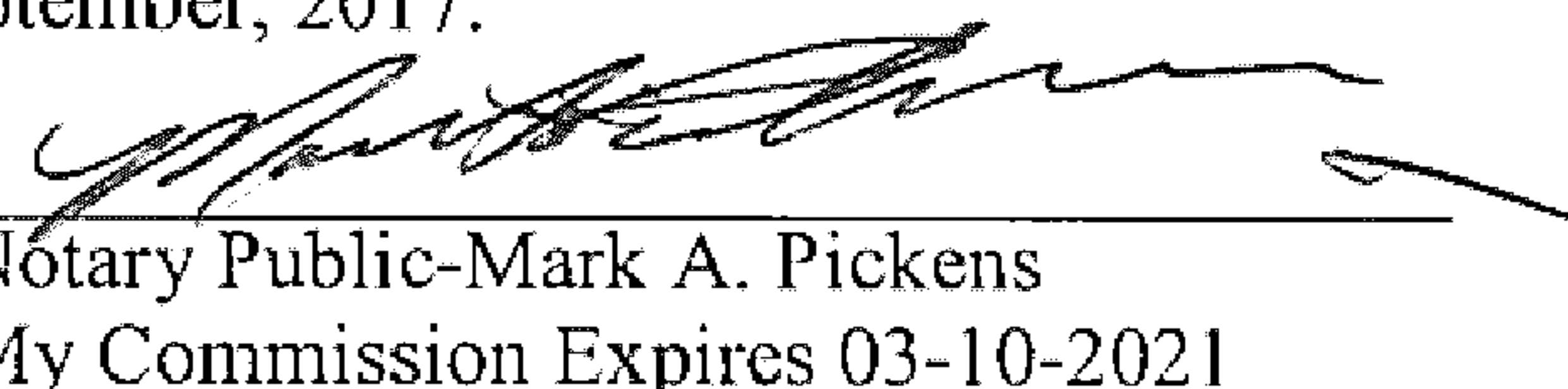
Given under our hand and seal this 9-29 day of September, 2017

  
Jean M. Jordan

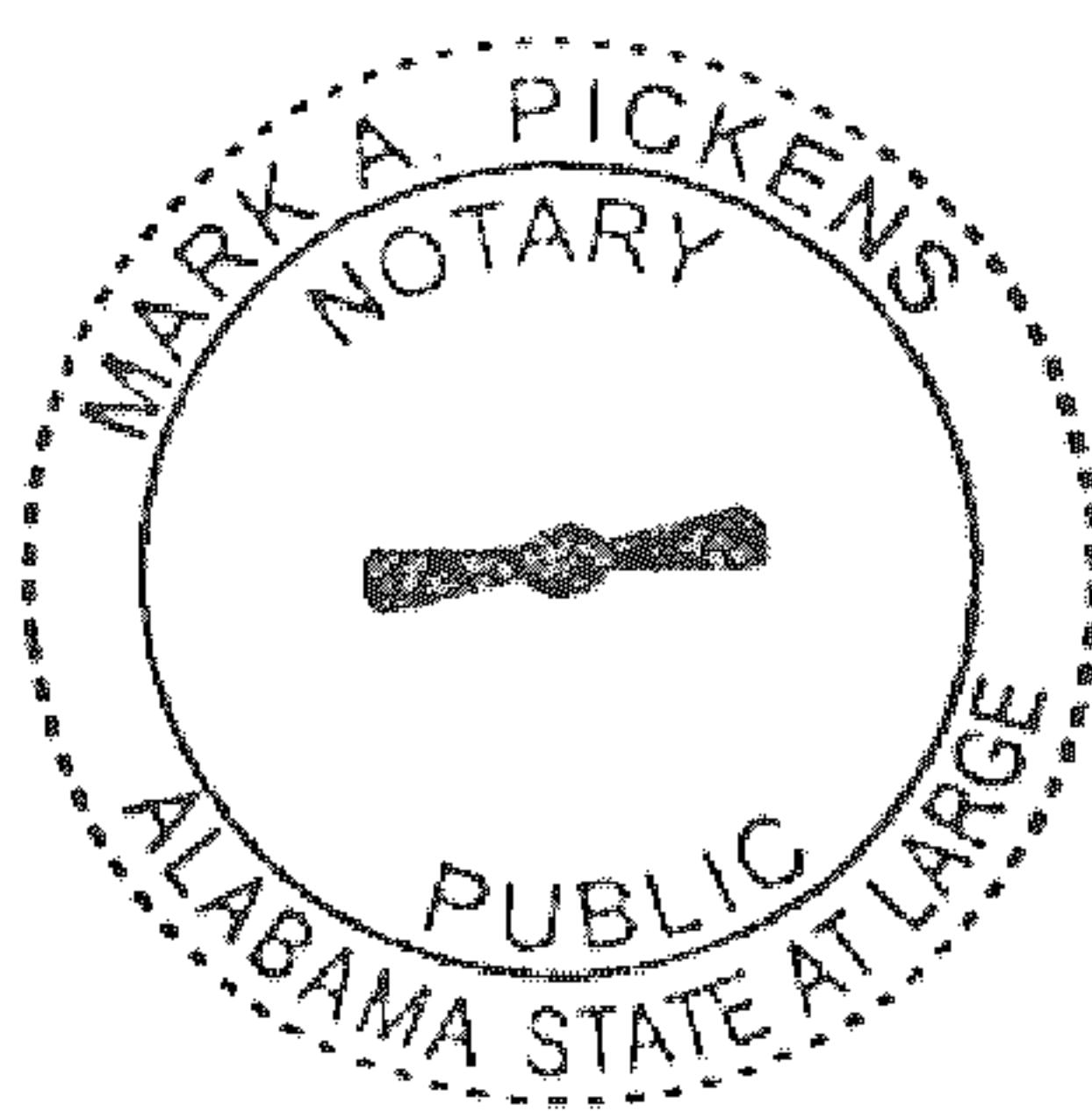
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Jean M. Jordan** 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29<sup>th</sup> day of September, 2017.

  
Notary Public-Mark A. Pickens  
My Commission Expires 03-10-2021

Prepared by:  
**Mark A. Pickens**  
**Mark A. Pickens, P.C.**  
Post Office Box 26101  
Birmingham, AL 35260  
(205) 933-1169



Tax Information:  
**David and Amy Harris**  
607 Bayhill Road  
Hoover, Alabama 35244

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	<u>Jean M. Jordan</u>	Grantee's Name	<u>DAVID Greenett Harris</u>
Mailing Address	<u>225 Inverness Center Dr</u>	Mailing Address	<u>Amy Crawford Harris</u>
	<u>Apt # 04</u>		<u>607 Bayhill Rd</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham AL 35245</u>

Property Address	<u>607 Bayhill Rd</u>	Date of Sale	<u>435,000.00</u>
	<u>Birmingham AL 35244</u>	Total Purchase Price	<u>\$</u>

Filed and Recorded \_\_\_\_\_  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 10/04/2017 03:56:20 PM  
 \$453.00 CHERRY  
 20171004000362550

*Jean Jordan*

Actual Value	<u>\$</u>
or	<u>\$</u>

Assessor's Market Value	<u>\$</u>
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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 9/29/17

Print MARK A. Pickens

*Mark A. Pickens*