

Prepared without benefit of Current Survey or Title Work

This instrument prepared by:

SEND TAX NOTICE TO:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

Helen Phillips
P. O. Box 902
Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

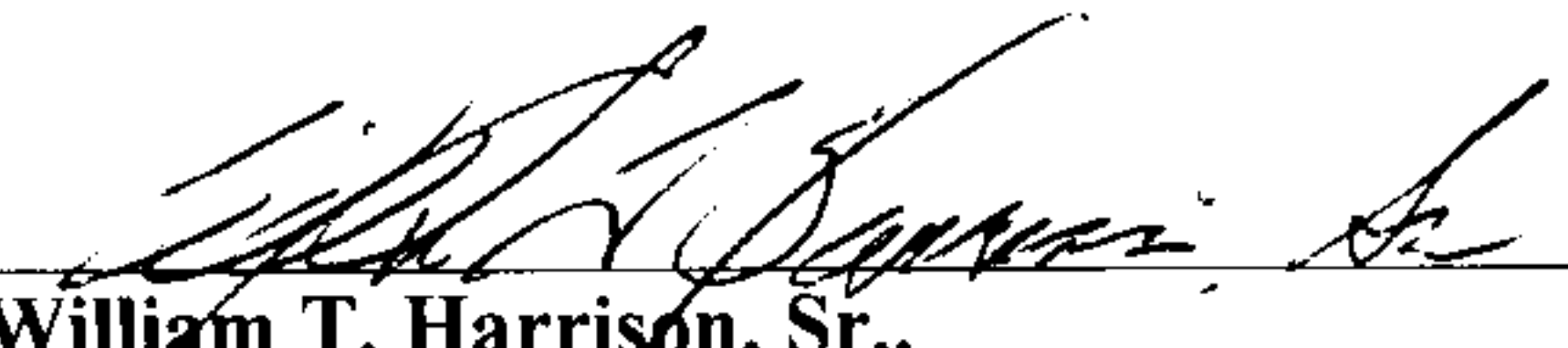
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE & 00/100 (\$1.00)** Dollars and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **William T. Harrison, Sr., as Executor of the Estate of Mildred B. Harrison**, does hereby grant, bargain, sell and convey unto **Helen Harrison Phillips** an undivided 1/4 interest; **William T. Harrison, Sr.**, an undivided 1/4 interest; **Carol Harrison Smith**, an undivided 1/4 interest; **Ann Ingram Tyler**, an undivided 1/8 interest; and **Karl Edward Williams**, an undivided 1/8 interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

: See Exhibit A :

TO HAVE AND TO HOLD to the said Grantees and their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 20th day of November, 2017.


William T. Harrison, Sr.,
Executor of the Estate of Mildred B. Harrison,
Grantor

STATE OF ALABAMA,
SHELBY COUNTY,

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William T. Harrison, Sr., as Executor of the Estate of Mildred B. Harrison,** 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 this deed, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2017.



April Clark
Notary Public
My Commission Expires: 9/22/2020

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Shelby Cnty Judge of Probate AL
11/21/2017 02:02:31 PM FILED/CERT

: EXHIBIT "A" :

Parcel I :


Commence at the Northeast corner of NE 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, and run West along the North line of said NE 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West 478.45 feet; thence run South 13 deg. 30 min. West 154.30 feet to the point of beginning of the lot herein described; from said point of beginning run south 37 deg. 50 min East 183.20 feet to the Northwest right of way line of the Columbiana Wilsonville Highway; run thence South 51 deg. 51 min West along said right of way 209.65 feet to the Southeast corner of the Gulf States Paper Corporation lot; run thence North 33 deg. 46 min. West along said Gulf States Paper Corporation lot 171.02 feet to the lot belonging to Shelby County, thence North 48 deg. 11 min. East along Shelby County's lot 198.60 feet to the point of beginning; and being a part of Lot No. 78, as per W. J. Horsley's Map of the Town of Columbiana, Alabama.

Parcel II :

A lot located in the Town of Columbiana, being in NE 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West and more particularly described as follows: Commence at the NE corner of the NE 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West; thence run South 50 deg. 45 min. West "magnetic bearings" a distance of 398.38 feet to a point "being the SE corner of the James M. Foshee Lot" lying on the NE right of way of State Highway No. 25 Thence North 40 deg. 47 min. West along the east property line of the James M. Foshee Lot a distance of 182.63 feet to the point of beginning of the lot herein described (being the NE corner of the James M. Foshee Lot) thence South 45 deg. 11 min. West along the North boundary of the James M. Foshee and Gulf States Paper Corporation Lots a distance of 257.76 feet to a point (being the NW corner of the Gulf States Paper Corporation Lot); thence North 35 deg. 00 min. West along the East boundary of the Ross Ivey lot a distance of 80.00 feet to a point (being the NE corner of the said Ross Ivey Lot); thence North 45 deg. 03 min. East a distance of 230.40 feet to a point (being the SE corner of the Dan Ackers Lot); thence South 54 deg. 33 min. East along the West margin of the existing road, known as Pine Circle Drive a distance of 80.62 feet to a point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

**Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127 Page 316 in Probate Office.
Mineral and Mining rights.**


20171121000420840 3/4 \$61.00
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 WILLIAM T. HARRISON OR EXECUTEE Grantee's Name HELEN HARRISON PHILLIPS
Mailing Address MILDRED C. HARRISON Mailing Address WILLIAM T. HARRISON, JR.
ESTATE CAROL HARRISON SMITH
ANN INGRAM TYLER
KARL EDWARD WILLIAMS
Property Address _____ Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 36,660.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other TAX ASSESSOR OFFICE
☐ 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 _____

Print _____

Sign _____

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171121000420840 4/4 \$61.00
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