

Send tax notice to:  
April Link Harrison & Brian Edward Harrison  
162 Huntington Place  
Birmingham, AL 35242  
PEL1800021

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Three Hundred Forty Five Thousand and 00/100 Dollars (\$345,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Cathy E Corbin, an unmarried woman whose mailing address is: 805 Tyler Parkway Grovetown, GA 30813** (hereinafter referred to as "Grantor"), by **April Link Harrison and Brian Edward Harrison** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 733, according to the Survey of Highland Lakes, 7<sup>th</sup> Sector, an Eddleman Community, as recorded in Map Book 20, Page 58 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7<sup>th</sup> Sector, recorded as Instrument No. 1995-28389 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$245,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Cathy E. Corbin is the surviving Grantee in that certain deed recorded in Instrument No. 1998-10753 recorded in the Probate Office of Shelby County, Alabama; the other Grantee, Steve M. Corbin having died on or about the 13th day of December, 2016.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Cathy E Corbin has hereunto set her signature and seal on March 8, 2018.

✓ Cathy E. Corbin  
Cathy E Corbin

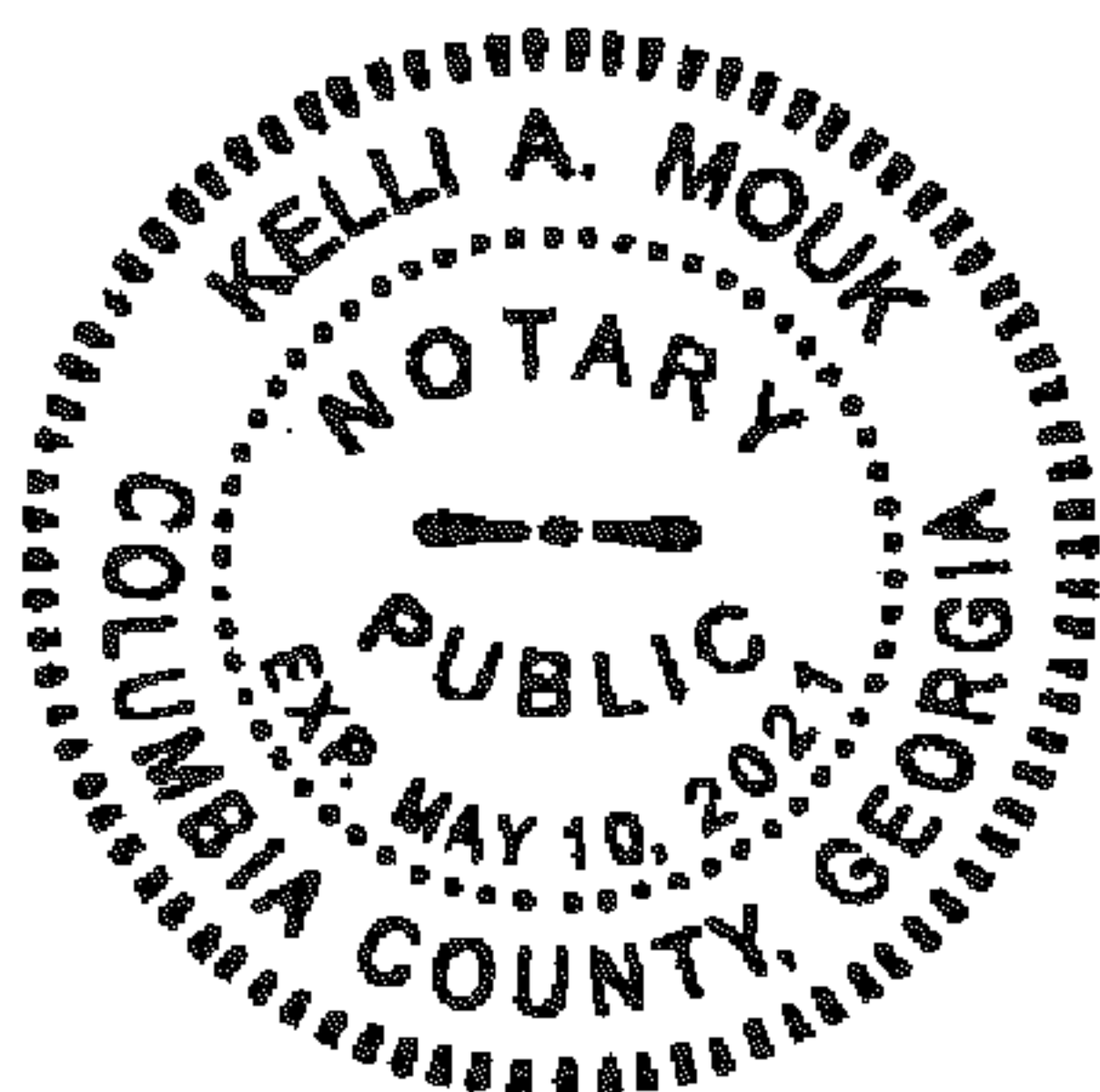
STATE OF GEORGIA  
COUNTY OF ~~COLUMBIA~~

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cathy E Corbin, an unmarried woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of March, 2018.

✓ Kelli A Mouk  
Notary Public  
Print Name: Kelli Mouk  
Commission Expires: May 10, 2021

(NOTARIAL SEAL)



**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>Cathy E. Corbin</u>	Grantee's Name	<u>April Link Harrison</u>
Mailing Address	<u>805 Tyler Parkway</u> <u>Grovetown, GA 30813</u>	Mailing Address	<u>Brian Edward Harrison</u> <u>162 Huntingdon Place</u> <u>Birmingham, AL 35242</u>
Property Address	<u>162 Huntingdon Place</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>3/13/18</u>
		Total Purchase Price	<u>\$ 345,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 3/13/18Print Courtney SnowUnattested

Sign



(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/15/2018 08:38:09 AM  
\$121.00 CHERRY  
20180315000083630


**Form RT-1**