


WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20180328000101960 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
03/28/2018 09:00:57 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that Rebekah B. Harris, an unmarried woman, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration acknowledged to have been paid to the said Grantor by Geoff Humber and Carrie Humber, the Grantees, does GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said Grantees, the remainder to the survivor of said Grantees, in fee simple, subject to the provisions contained in this Warranty Deed, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Parcel 1:

Lot 2, according to the Survey of Kelley Estates, as recorded in Map Book 16, Page 138, in the Probate Office of Shelby County, Alabama.

Parcel 2:

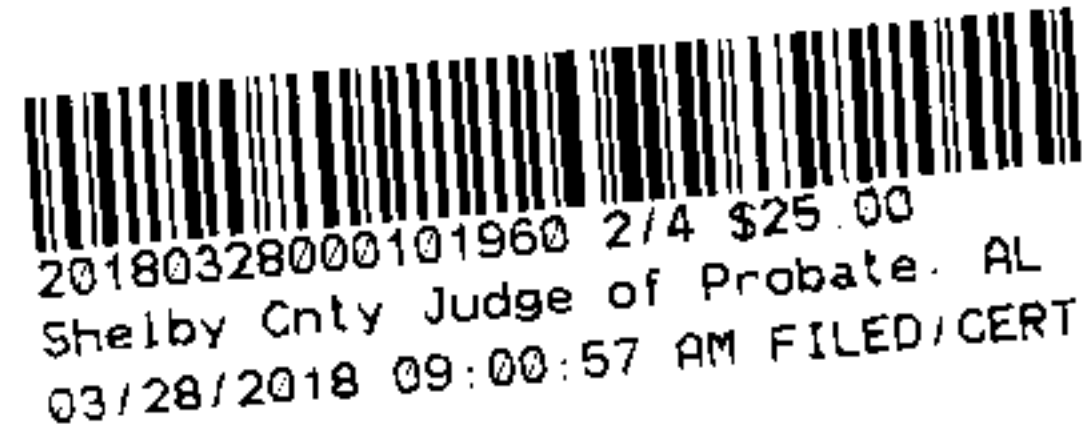
Lot 3, according to the Survey of Kelley Estates, as recorded in Map Book 16, Page 138, in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Any lien for services, labor or material in connection with improvements, repairs or renovations to the property not shown by the public records.

Easement to Alabama Power Company recorded in Deed Book 102, Page 118 and Deed Book 218, Page 40.



Utility distribution easement to Alabama Power Company recorded in Instrument 1997-27660.

Restrictions, conditions and limitations as shown on the recorded map of Kelley Estates in Map Book 16, Page 138.

20-foot easement to Alabama Power Company through northerly half of subject property as shown by record plat.

20-foot easement through westerly half of Lot 2 of subject property as shown by record plat.

All recording references contained herein are to the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD unto the said Grantees during their concurrent lives, and upon the death of either of said Grantees, to the survivor of said Grantees, and to the heirs and assigns of said survivor, in fee simple, FOREVER.

And, except as to the above and taxes hereafter falling due, which are assumed by the Grantees, the Grantor, for the Grantor and for the heirs and assigns of the Grantor, COVENANTS AND WARRANTIES to and with the said Grantees, the survivor of said Grantees, and the heirs and assigns of said survivor, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same; that the Grantor is in quiet and peaceable possession of said real property; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and the Grantor does WARRANT AND WILL FOREVER DEFEND the title to said real property, and the possession of said real property, unto the said Grantees, the survivor of said Grantees, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set the hand and seal of the Grantor on this the 19th day of March, 2018.

Rebekah B. Harris (Seal)
Rebekah B. Harris

STATE OF ALABAMA :

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and or said State and County, hereby certify that Rebekah B. Harris, 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 instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19th day of March, 2018.

Anna Hutchison
Notary Public
My Commission Expires: 10/31/2021

Address of Grantor:

~~Post Office Box 781~~
~~Daphne, Alabama 36526~~


407 SATSUMA ST. RBH
FAIRHOPE, AL. 36532 AH

Address of Grantees:

75 Spring Loop Rd.
Columbiana, AL 35051

THIS INSTRUMENT PREPARED BY:

W. Kenneth Heard
Irby & Heard, P.C.
Attorneys At Law
Post Office Box 1031
Fairhope, Alabama 36533
(251) 928-4555


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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 REBEKAH B HARRIS
Mailing Address 407 SATSUMA ST.
FAIRHOPE, AL.
36532

Grantee's Name GEOFF AND CARRIE HUMBER
Mailing Address 75 SPRING LOOP RD.
COLUMBIANA, AL.
35051


Property Address 75 SPRING LOOP RD.
COLUMBIANA, AL.
35051

Date of Sale 3-22-2018
Total Purchase Price \$ 313,000.
or
Actual Value \$ _____
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


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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 3-19-2018

Print REBEKAH B. HARRIS

☐ Unattested

Sign Rebekah B. Harris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one