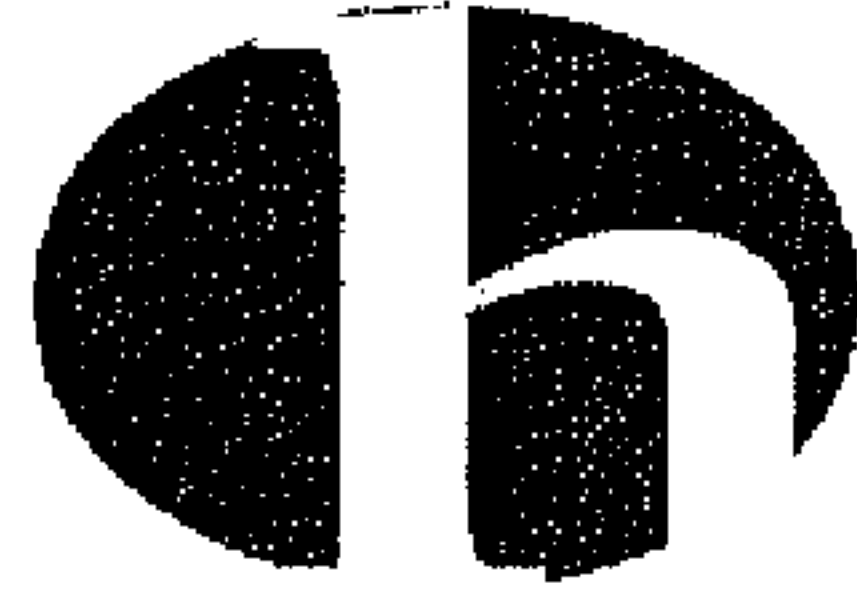


This Instrument Prepared By:



HARPOLE LAW, LLC

Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

01492-6501

20180418000130020
04/18/2018 10:48:30 AM
DEEDS 1/5

STATE OF ALABAMA
SHELBY COUNTY

§
§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED TWENTY THOUSAND DOLLARS AND NO/100 (\$220,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **DARIN D. FINDLING and MARGARET ROSE FINDLING, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **DANIEL W. HARPST and ANNA M. HARPST** (hereinafter referred to as **GRANTEE/S**), for and during their joint lives, as joint tenants and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Declaration of Covenants, Conditions and Restrictions of Lacey's Grove as recorded in Instrument #20051013000532900.
5. Grant of Land Easement and Restrictive Covenants granted Alabama Power Company and recorded in Instrument #20061212000601470.
6. Terms, conditions, obligations, rules, regulations and by-laws of Lacey's Grove Property Owners

Association, Inc. as evidenced the Articles Incorporation recorded Instrument #20060222000086790.

- 7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS has hereunto set their hands and seals this 17th day of February, 2018.

● [Signature]
DARIN D. FINDLING

● [Signature]
MARGARET ROSE FINDLING

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **DARIN D. FINDLING, husband of MARGARET ROSE FINDLING**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 07th day of February, 2018.
(AFFIX NOTARIAL SEAL)

● [Signature]
NOTARY PUBLIC
My Commission Expires: _____

MY COMMISSION EXPIRES JANUARY 4, 2021

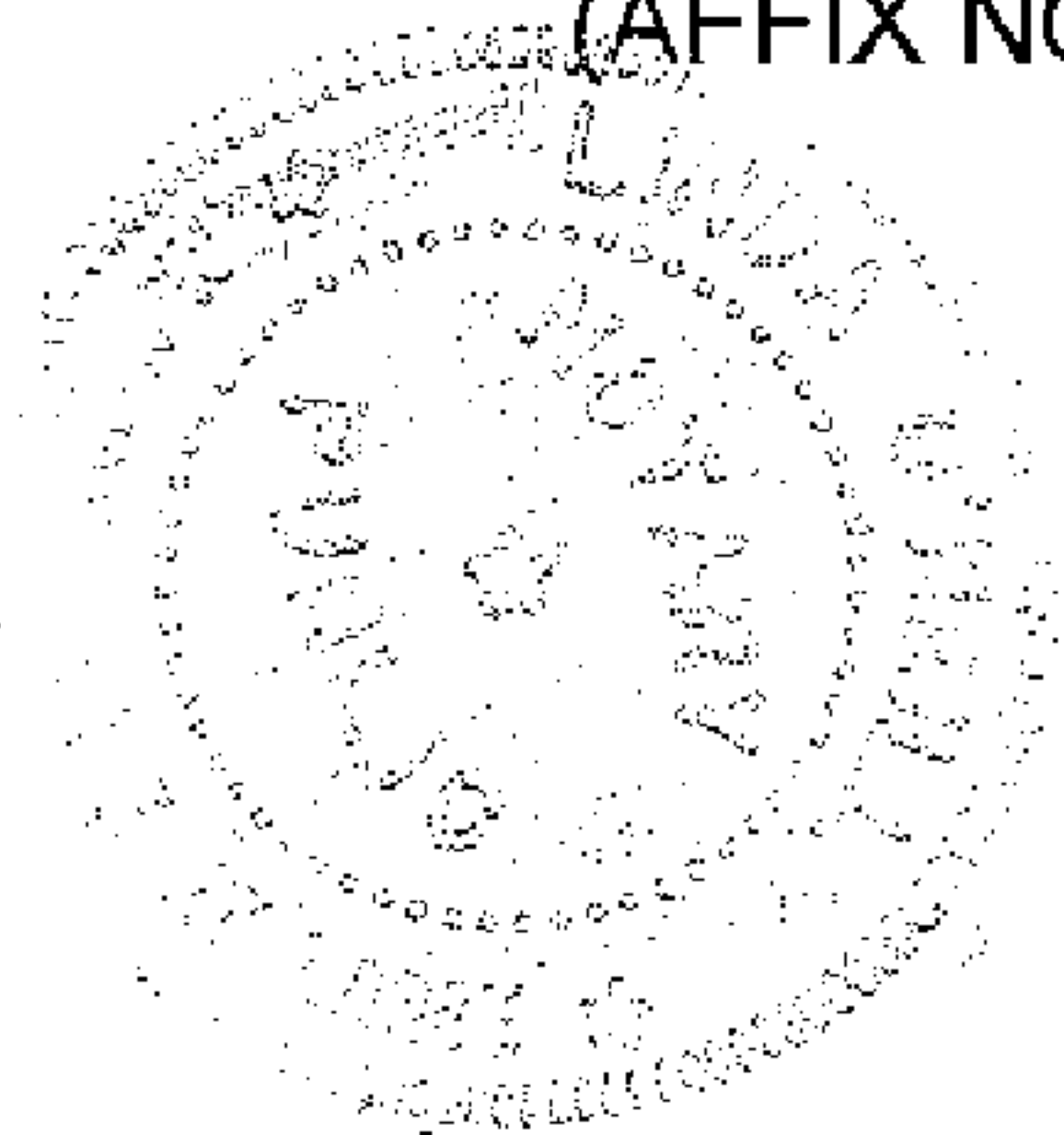


STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **MARGARET ROSE FINDLING, wife of DARIN D. FINDLING**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 07th day of February, 2018.

(AFFIX NOTARIAL SEAL)



Linda O'Neill

NOTARY PUBLIC

My Commission Expires: ~~_____~~ **MY COMMISSION EXPIRES JANUARY 4, 2021**

PROPERTY ADDRESS:

303 Lacey Ave.
Maylene, AL 35114

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED MADE EFFECTIVE AS OF: April 17, 2018

EXHIBIT A

Lot 177 of Lacey's Grove, Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of Shelby County, Alabama.

Stewart Title of Alabama, LLC
1101 Hillcrest Rd., Ste 100
Mobile, AL 36695

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>Darin D. Findling</u> <u>Margaret Rose Findling</u>	Grantee's Name	<u>Daniel W. Harpst</u> <u>Anna M. Harpst</u>
Mailing Address	<u>2707 N 118th St</u> <u>Omaha, NE 68164</u>	Mailing Address	<u>303 Lacey Ave.</u> <u>Maylene, AL 35114</u>
Property Address	<u>303 Lacey Ave.</u> <u>Maylene, AL 35114</u>	Date of Sale	<u>April 17, 2018</u>
		Total Purchase Price	<u>\$220,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 of 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 April 17, 2018 Print Daniel W. Harpst, Anna M. Harpst

Unattested

[Signature]
(verified by)

Sign [Signatures]
(Grantor/Grantee/Owner/Agent) circle one

