

Prepared by:  
Michael D. Brymer  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20184306

Send Tax Notice To:  
Ronald Harper Jennifer Harper  
721 Dividing Ridge Dr.  
Hoover, AL 35244

**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

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**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **One Hundred Eighty Eight Thousand Dollars and No Cents (\$188,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Hunter Reed Wolcott, a married man** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Ronald Harper and Jennifer Harper** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Residential Subdivision Riverchase West-Dividing Ridge, First Addition, as recorded in Map Book 7 page 3 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$188,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of the Grantor or his Spouse as defined by the Code of Alabama.

**TO HAVE AND TO HOLD**, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

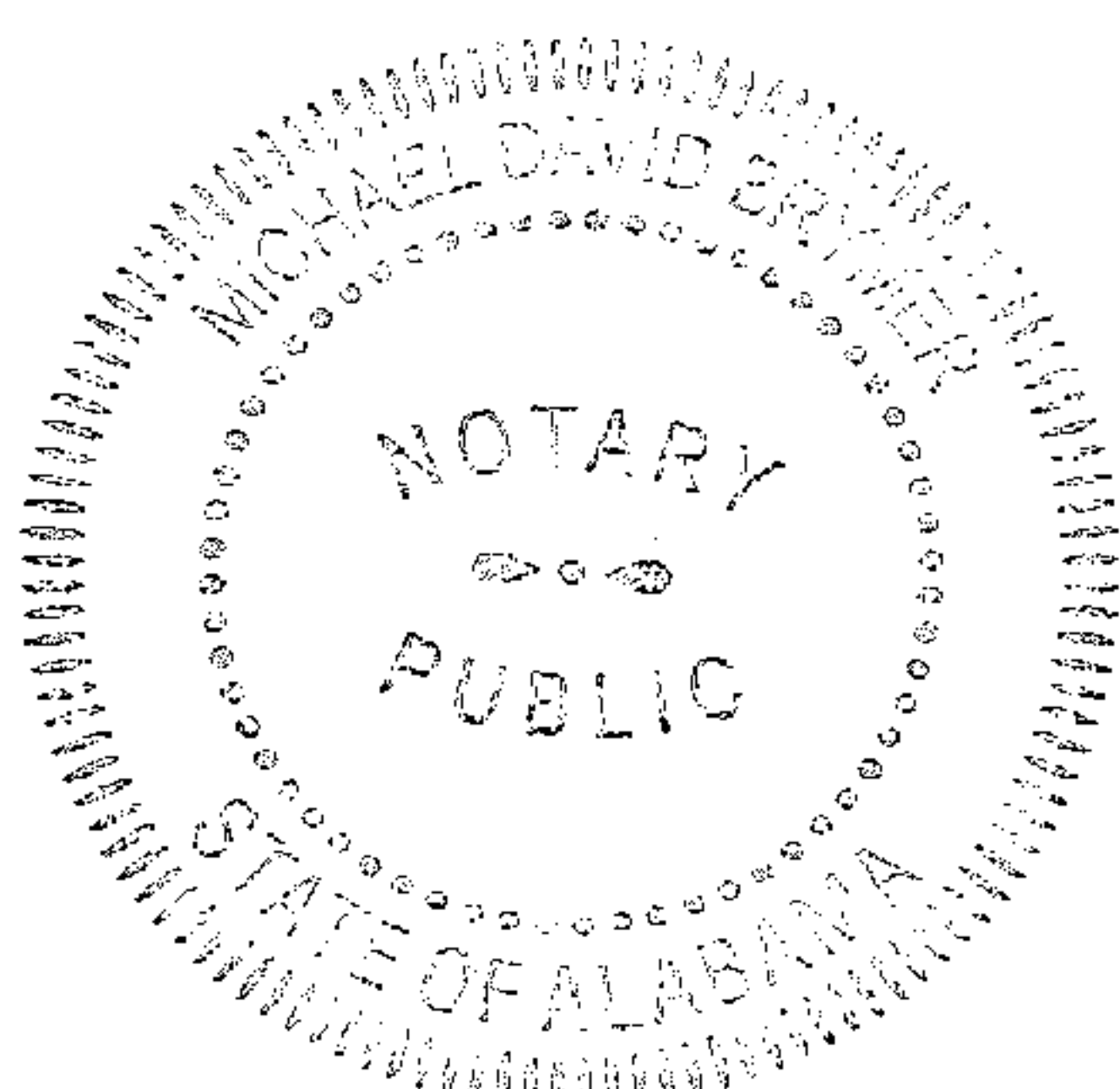
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this the 30th day of April, 2018.

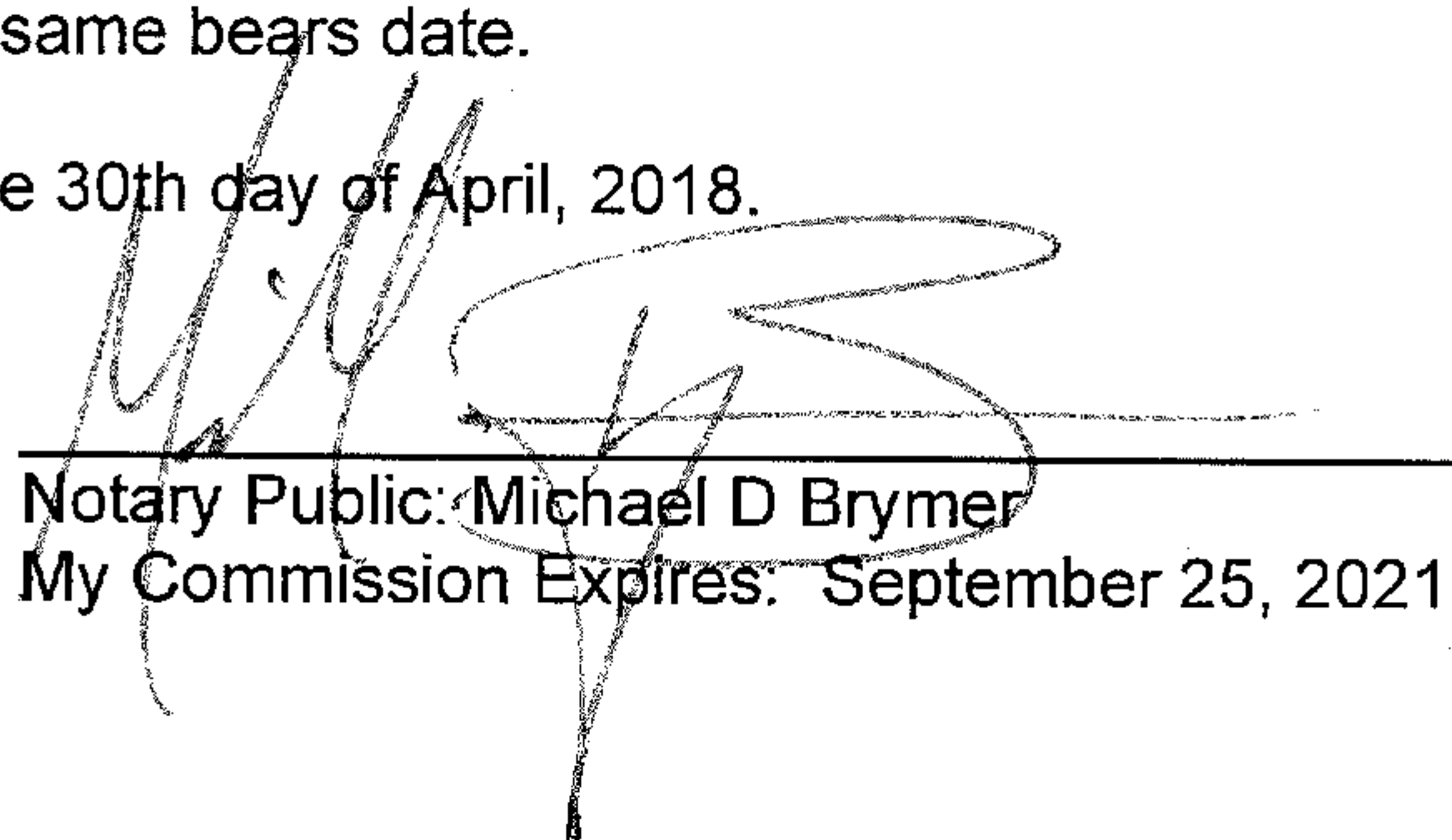
  
\_\_\_\_\_  
Hunter Reed Wolcott

**State of Alabama**  
**County of Jefferson**

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Hunter Reed Wolcott 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 the conveyance, he executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2018.



  
\_\_\_\_\_  
Notary Public: Michael D Brymer  
My Commission Expires: September 25, 2021

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |                                                          |                         |                                                          |
|------------------|----------------------------------------------------------|-------------------------|----------------------------------------------------------|
| Grantor's Name   | Hunter Reed Wolcott                                      | Grantee's Name          | Ronald Harper<br>Jennifer Harper                         |
| Mailing Address  | <u>721 Dividing Ridge Dr.</u><br><u>Hoover, AL 35244</u> | Mailing Address         | <u>721 Dividing Ridge Dr.</u><br><u>Hoover, AL 35244</u> |
| Property Address | <u>721 Dividing Ridge Dr.</u><br><u>Hoover, AL 35244</u> | Date of Sale            | <u>April 30, 2018</u>                                    |
|                  |                                                          | Total Purchase Price    | <u>\$188,000.00</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)

|                               |                       |
|-------------------------------|-----------------------|
| <u>    </u> Bill of Sale      | <u>    </u> Appraisal |
| <u>XX</u> Sales Contract      | <u>    </u> Other     |
| <u>    </u> 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.

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**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).

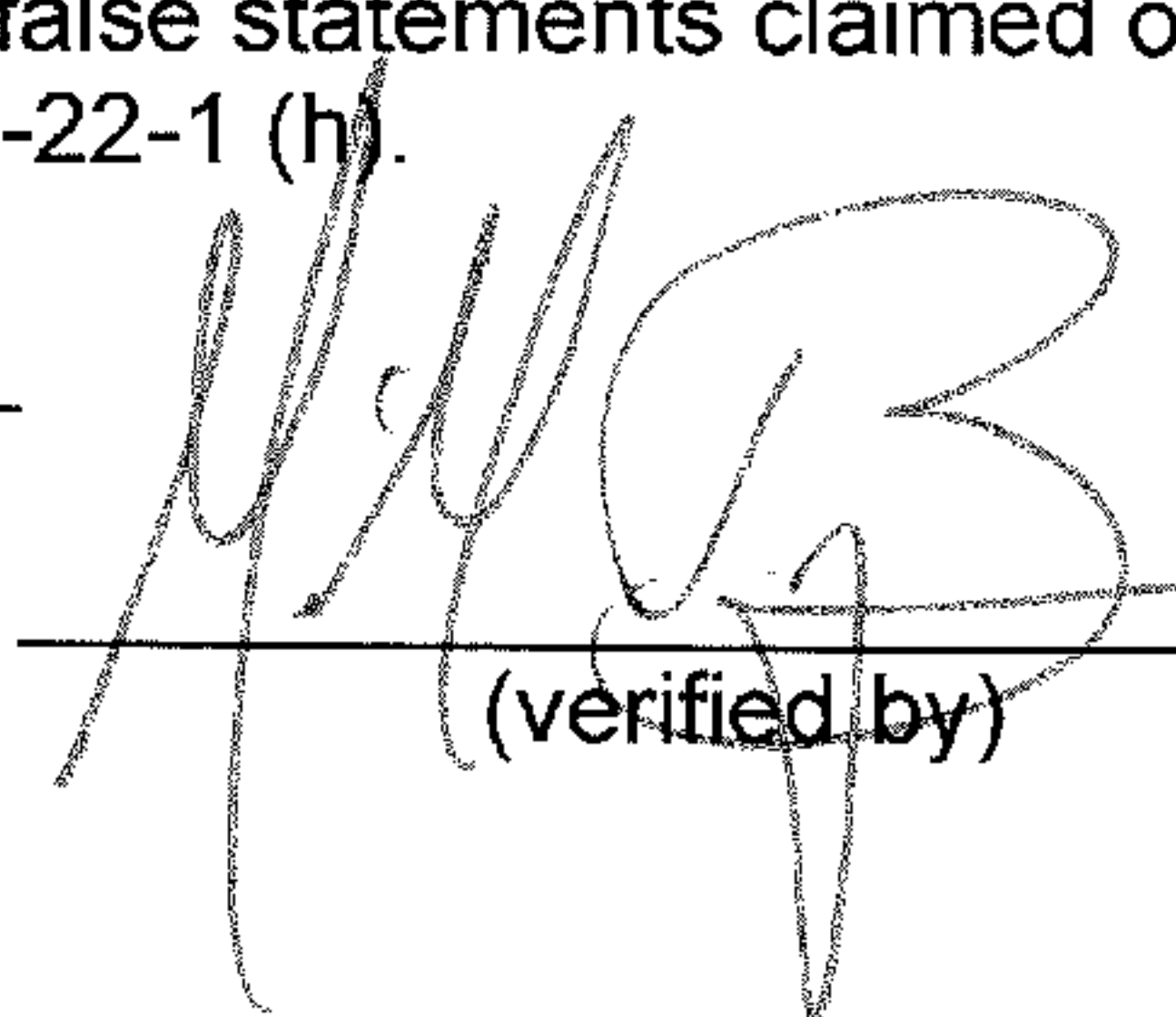
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 30, 2018

Print Hunter Reed Wolcott

Sign   
(Grantor/Grantee/Owner/Agent) circle one

     Unattested

  
(verified by)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/01/2018 04:02:28 PM  
\$19.00 CHERRY  
20180501000148070

