

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20180517000169830

05/17/2018 10:12:19 AM

DEEDS 1/5

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice to:

(Name) Johnathon Duncan

(Address) 4194 Highway 22

Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Eleanor Faye Harris, an unmarried woman, being the sole heir and next-of-kin of F. A. Snow, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Johnathon Duncan** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Begin at a red oak tree in the Tuscaloosa Public road; thence run east 35 yards along said public road; thence south 35 yards; thence west 35 yards; thence northeast to beginning point at said oak tree, containing one fourth of an acre in the northwest corner of the northeast quarter of the southeast quarter of Section 5, Township 22, Range 3 West, more particularly described as follows; Red Oak tree in the Tuscaloosa Public road, no longer existing.

Commence at the Northwest corner of the NW ¼ of SE ¼ of Section 5, Township 22 South, Range 3 West; thence south 88° 36' east for a distance of 332.65 feet; thence turn right 1° 46' and run southeasterly 592.75 feet; thence turn left 0° 33' and run southeasterly 444.40 feet; thence turn right 5° 04' and run southeasterly 241.25 feet to the point of beginning; thence turn right 87° 30' and run southerly 99.60 feet; thence turn right 88° 49' 43" and run westerly 60.16 feet; thence turn left 91° 42' and run southerly 7.17 feet; thence turn right 90° and run westerly 45.11 feet; thence turn right 92° 52' 35" and run northerly 105.00 feet; thence turn right 87° 08' 25" and run easterly 105.0 feet to the point of beginning.

According to the survey of Ernest O. Little, Jr., dated June 29, 1977 and recorded at Book 343, Page 15.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right

to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

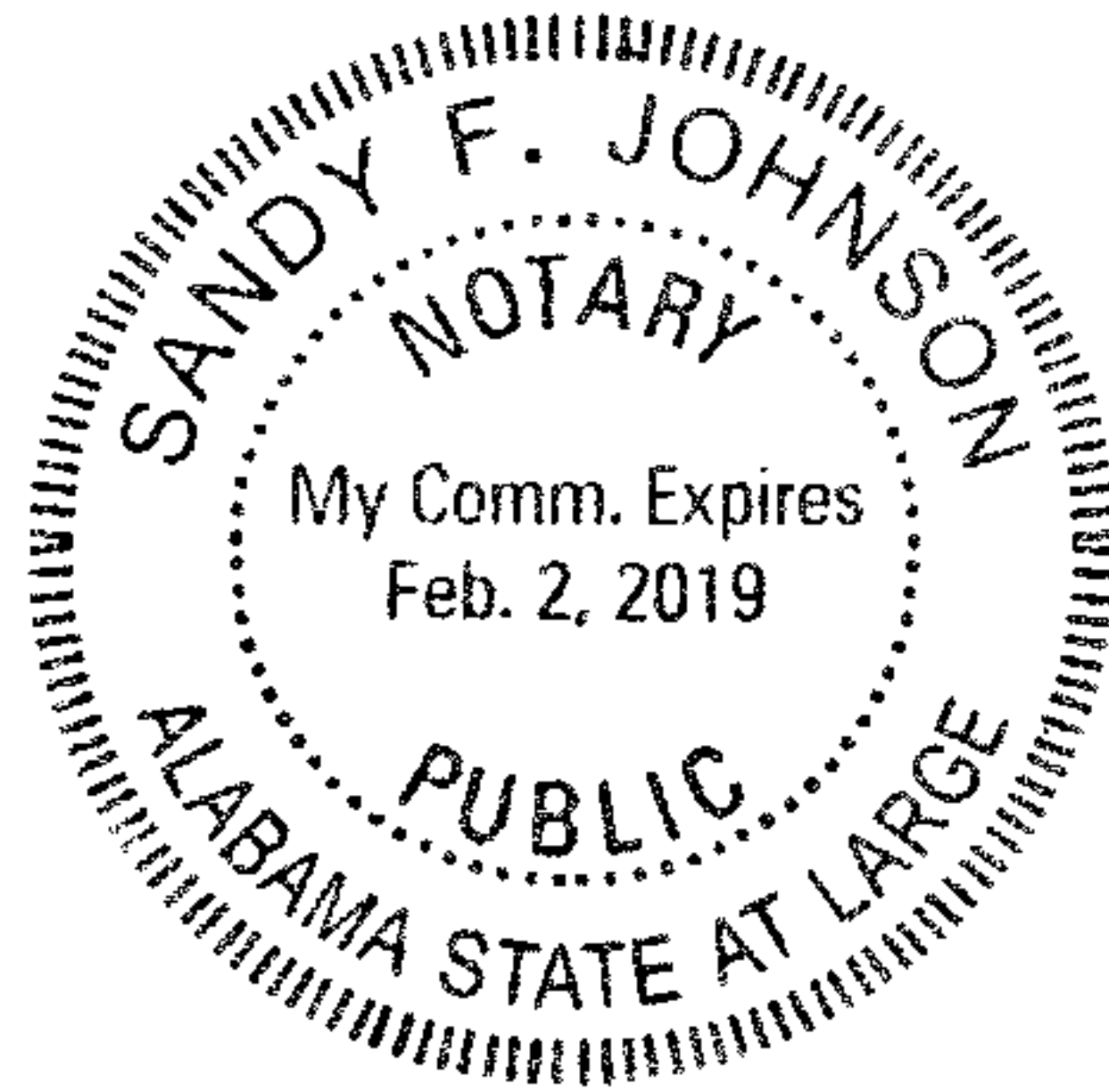
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 11th day of May, 2018.

Eleanor Faye Harris
Eleanor Faye Harris

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eleanor Faye Harris, 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal this 11th day of May, 2018.
Sandy F. Johnson
Notary Public
My commission expires: 2/2/19



STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT
(Exhibit "A")

COME NOW Eleanor Faye Harris, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say as follows:

1. Affiant herein has personal knowledge of the facts stated within this Affidavit, is over the age of nineteen (19) years, and competent to execute this Affidavit.

2. On or about August 1986 F. A. Snow died intestate while residing in Shelby County, Alabama.

3. The Decedent died while seized of certain real property situated in Shelby County, Alabama, hereinafter described, as follows:

Begin at a red oak tree in the Tuscaloosa Public road; thence run east 35 yards along said public road; thence south 35 yards; thence west 35 yards; thence northeast to beginning point at said oak tree, containing one fourth of an acre in the northwest corner of the northeast quarter of the southeast quarter of Section 5, Township 22, Range 3 West, more particularly described as follows; Red Oak tree in the Tuscaloosa Public road, no longer existing.

Commence at the Northwest corner of the NW ¼ of SE ¼ of Section 5, Township 22 South, Range 3 West; thence south 88° 36' east for a distance of 332.65 feet; thence turn right 1° 46' and run southeasterly 592.75 feet; thence turn left 0° 33' and run southeasterly 444.40 feet; thence turn right 5° 04' and run southeasterly 241.25 feet to the point of beginning; thence turn right 87° 30' and run southerly 99.60 feet; thence turn right 88° 49' 43" and run westerly 60.16 feet; thence turn left 91° 42' and run southerly 7.17 feet; thence turn right 90° and run westerly 45.11 feet; thence turn right 92° 52' 35" and run northerly 105.00 feet; thence turn right 87° 08' 25" and run easterly 105.0 feet to the point of beginning.

4. The Decedent was survived by his next-of-kin and heir at law, who is over the age of nineteen (19) years and of sound mind, whose name, address and relationship to the Decedent is hereinafter designated, as follows:

Eleanor Faye Harris, surviving daughter
2111 Cobblestone Creek
Montevallo, AL 35115

5. V. A. Snow was survived by a spouse, Vera Snow, and two children, Eleanor Faye Harris and Marcie Hyde, and had no other children, either natural or adopted. Vera Snow died intestate on or about July 4, 1998, and had no other children, either natural or adopted, other than those children hereinabove mentioned. Marcie Hyde died intestate on or about April 19, 2018, and had no children, either natural or adopted.

6. There were no next-of-kin to survive the Decedent herein, other than those specifically enumerated hereinabove, and Decedent had no children, other than those hereinabove named, either natural or adopted, nor did he leave to survive him any descendants of his deceased child.

7. All debts and charges against the estate of the Decedent have heretofore been fully satisfied.

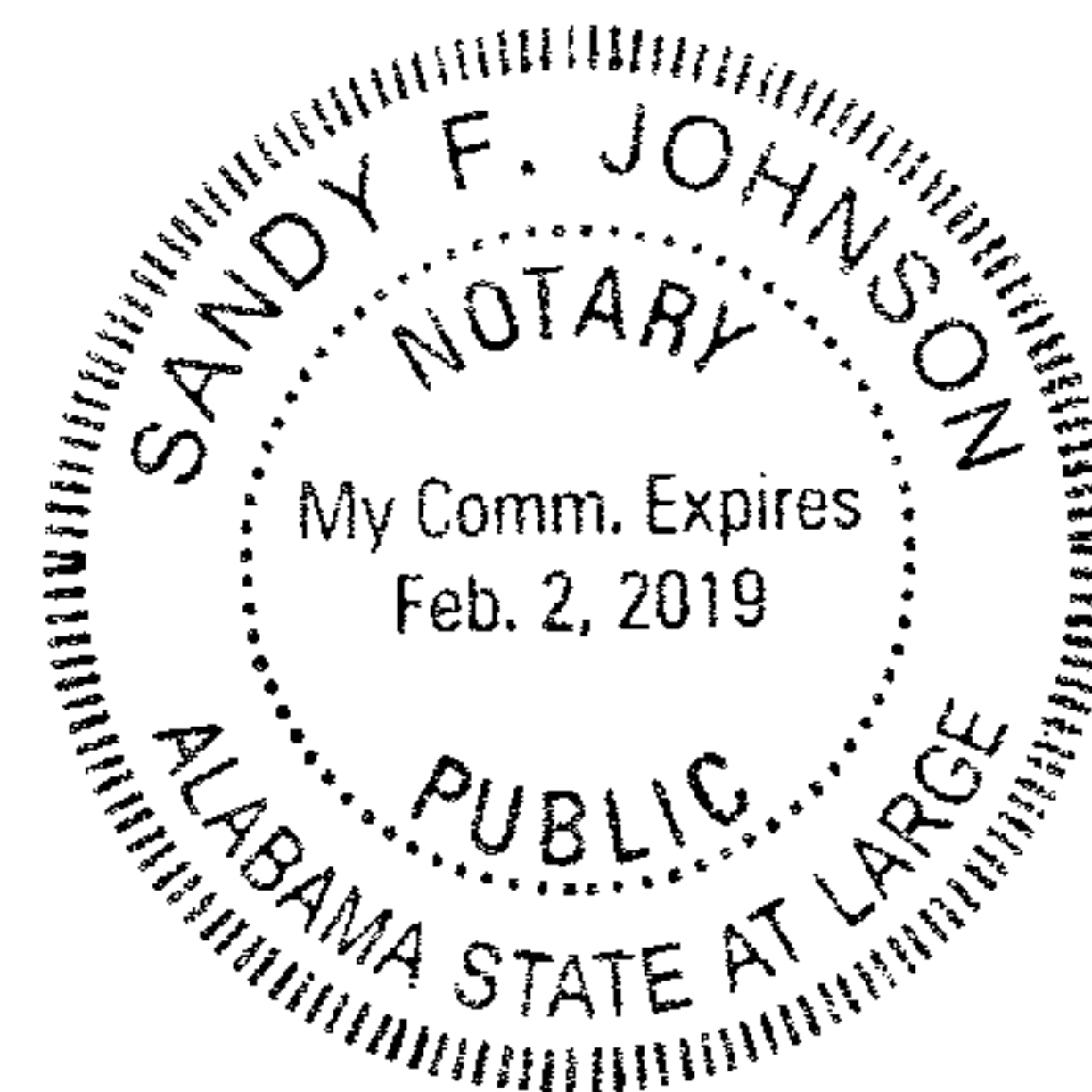
Furthermore, the Affiant saith naught.

Eleanor Faye Harris
Eleanor Faye Harris

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 16th day of May,
2018.

Sandy F. Johnson
Notary Public
My commission expires: 2/2/19



Real Estate Sales Validation Form

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

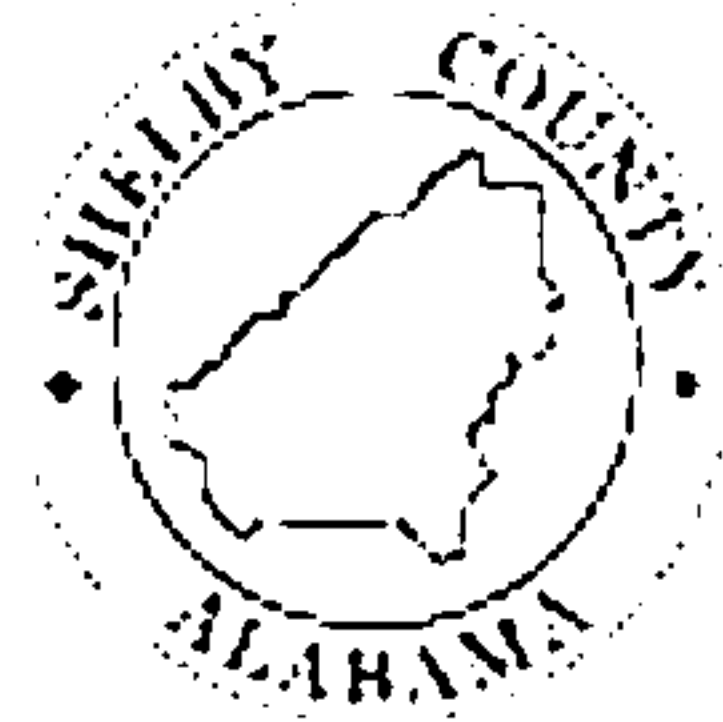
Grantor's Name Eleanor Faye Harris
Mailing Address 2111 Cobblestone Creek
Montevallo, AL 35115

Grantee's Name Johnathon Duncan
Mailing Address 4194 Highway 22
Montevallo, AL 35115

Property Address 4194 Highway 22
Montevallo, AL 35115

Date of Sale 5/16/2018

Total Purchase Price \$ 4000.00



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2018 10:12:19 AM
\$31.00 JESSICA
20180517000169830

Actual Value \$
or
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

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 5/16/18

Print Sandy F Johnson

Unattested (verified by)

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

Print Form