

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Randal Headrick and Stacey L. Headrick
3387 North Broken Bow Drive
Birmingham, AL 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this July 10, 2018, That for and in consideration of **FORTY TWO THOUSAND AND NO/100 (\$42,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **BILLY H. PICKLE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY DALE HARPER, DECEASED, PROBATE CASE NO. 18BHM01865,** (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **RANDAL HEADRICK and STACEY L. HEADRICK,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Begin at the NE corner of the NW ¼ of the NE ¼ of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning; thence S 00°04'39" E a distance of 556.22'; thence S 60°34'49" W a distance of 234.45' to the Northerly ROW line of Hidden Ridge 60' ROW and the beginning of a non-tangent curve to the left, having a radius of 233.28', a central angle of 35°01'17", and subtended by a chord which bearings S 81°49'07" W, and a chord distance of 140.38'; thence along the arc of said curve and said ROW line a distance of 142.59'; thence N 27°15'00" W and leaving said ROW line a distance of 806.37'; thence S 87°56'47"E a distance of 712.09' to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 10, 2018.

GRANTOR: Billy H. Pickle
AS PERSONAL REPRESENTATIVE OF THE ESTATE
OF JEFFREY DALE HARPER, DECEASED, PROBATE
CASE NO. 18BHM01865

Billy H. Pickle, as Personal Representative of the Estate of Jeffrey Dale Harper, Deceased, Probate Case No. 18BHM01865

STATE OF Alabama
COUNTY OF Covington

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Billy H. Pickle, as Personal Representative of the Estate of Jeffrey Dale Harper, Deceased, Probate Case No. 18BHM01865, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Billy H. Pickle, as Personal Representative of the Estate of Jeffrey Dale Harper, Deceased, Probate Case No. 18BHM01865 executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 10, 2018.

Rhonda P. Geohagan
Rhonda P. Geohagan -, Notary Public

My Commission Expires: _____
RHONDA P. GEOHAGAN
Notary Public, Alabama State At Large
My Commission Expires: August 21, 2021

[Affix Seal Here]

Real Estate Sales Validation Form

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

Grantor's Name Estate of Jeffrey Dale Harrell
 Mailing Address _____
204 Boxwood Circle
Center Point, AL 35215

Grantee's Name Randal Headrick
 Mailing Address Stacey L. Headrick
3387 North Broken Bow Drive
Birmingham, AL 35242

Property Address 14-7-25-0-000-002.006

Date of Sale 7/11/18
 Total Purchase Price \$ 42,000.00
 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

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 7/11/18

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/20/2018 09:54:24 AM
 \$63.00 CHERRY
 20180720000258330

[Signature]