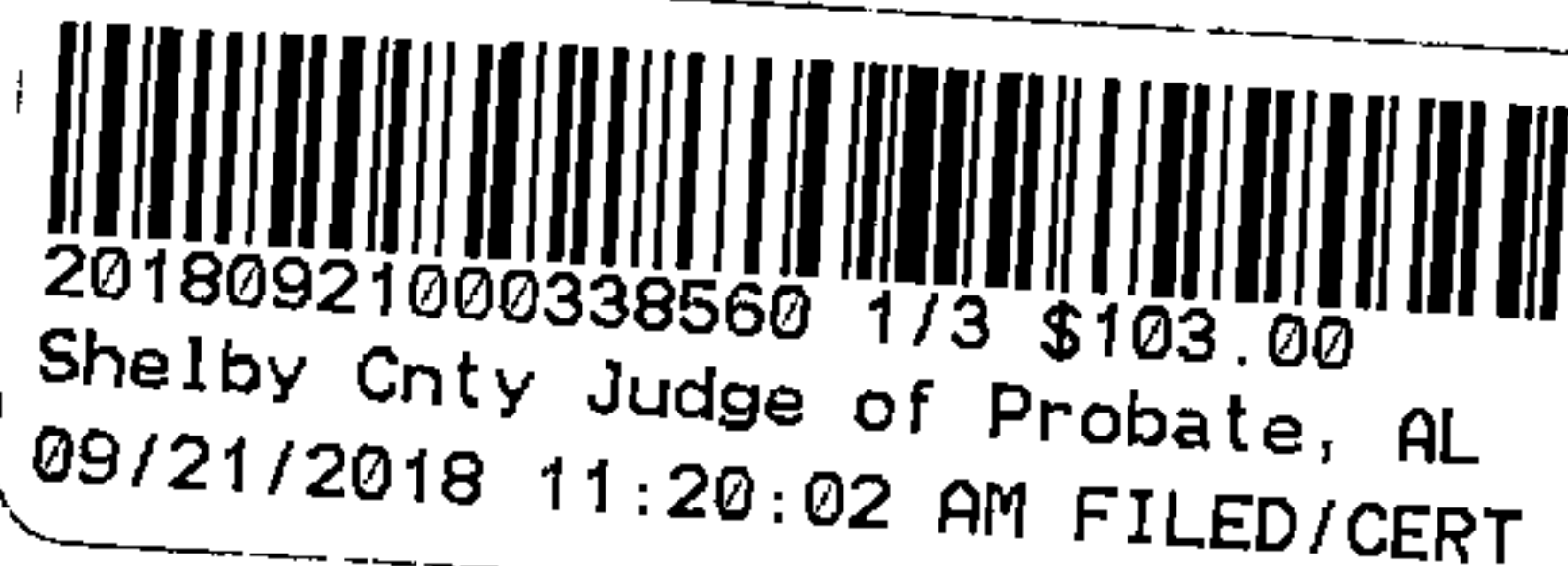




Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Mark & Leigh Petty
5436 Caldwell Mill Rd.
Birmingham, AL 35242

**GENERAL WARRANTY DEED
With Right of Survivorship**

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Brett O. Harden and Barclay Harden, husband and wife**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Mark Petty and Leigh Petty** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Part of Lot 2, according to the Survey of DeShazo Estates, as recorded in Map Book 8, Page 143, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the Northwestern corner of said Lot 2; thence in a Southeasterly direction along the Northerly line of said Lot 2, a distance of 307.59 feet to the Northeasterly corner of said Lot 2; thence 99 degrees 23 minutes right in a Southwesterly direction along the Easterly line of said Lot 2, a distance of 239.66 feet; thence 99 degrees 35 minutes 11 seconds right in a Northwesternly direction a distance of 306.83 feet to a point on the Westerly line of said Lot 2; thence 79 degrees 58 minutes 49 seconds right in a Northeasterly direction a distance of 139.30 feet to the Point of Beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/21/2018
State of Alabama
Deed Tax: \$82.00

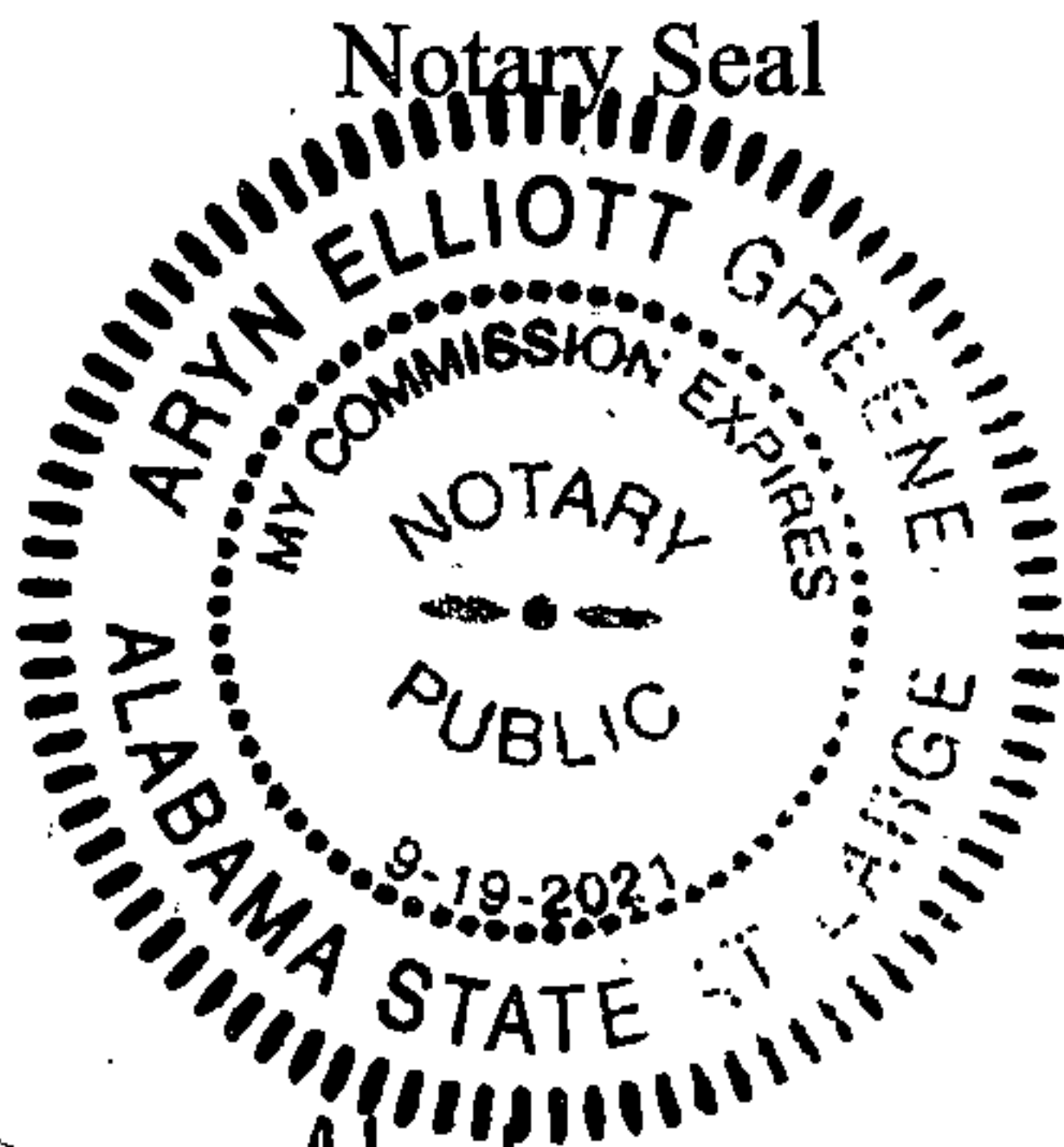
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this 28 day of August, 2018.

Brett O. Harden
Brett O. Harden

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Brett O. Harden** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of August, 2018.



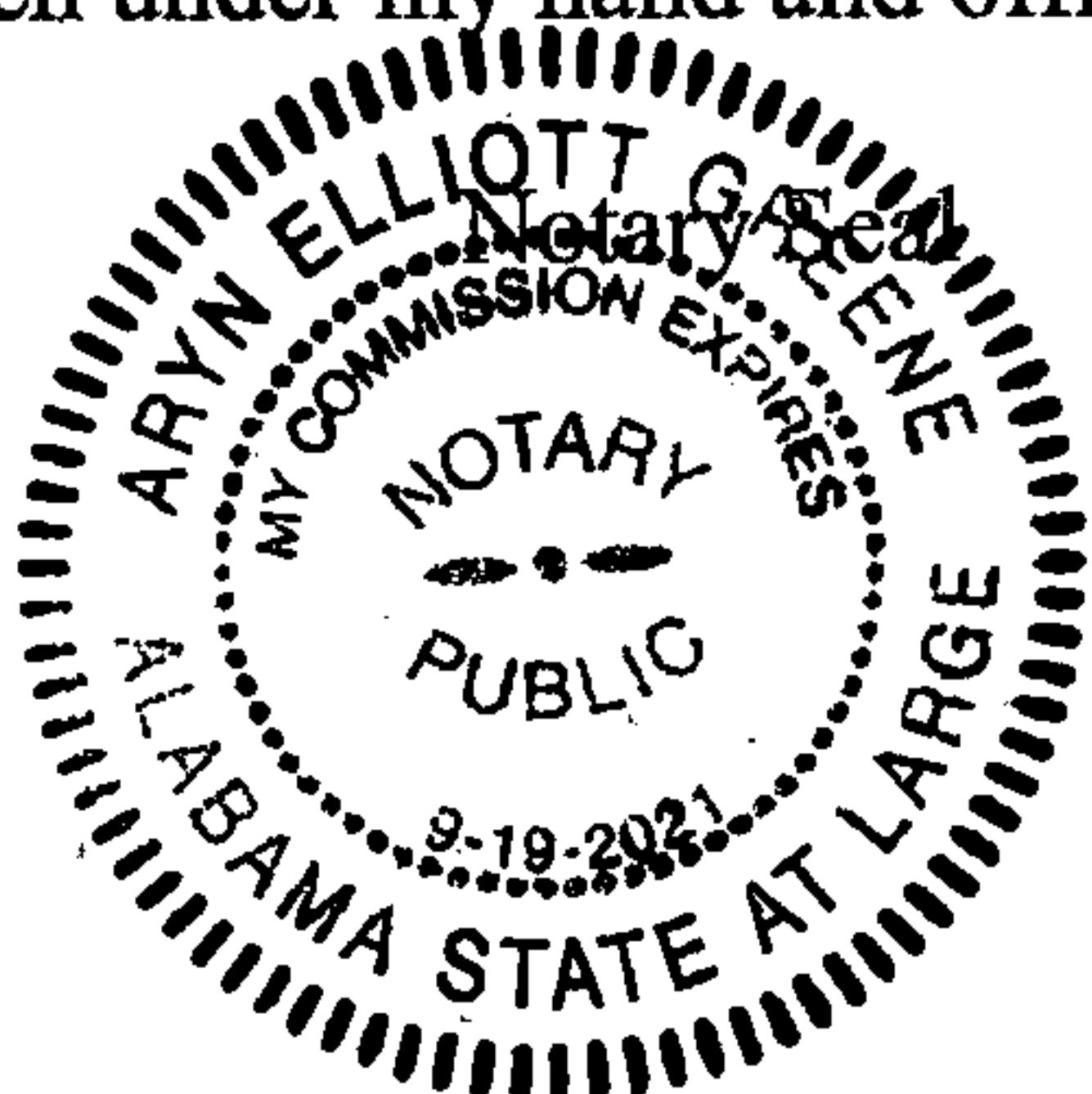
Aryn Elliott Greene
Notary Public
My commission expires: 9/19/21

Barclay Harden
Barclay Harden

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Barclay Harden** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of August, 2018.



Aryn Elliott Greene
Notary Public
My commission expires: 9/19/21



20180921000338560 2/3 \$103.00
Shelby Cnty Judge of Probate, AL
09/21/2018 11:20:02 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name BRETT & BARCLAY HARDEN
Mailing Address 5440 CALDWELL MILL RD.
BIRMINGHAM, AL 35242

Grantee's Name MARK & LEIGH PETTY
Mailing Address 5436 CALDWELL MILL RD
BIRMINGHAM, AL 35242

Property Address 5440 CALDWELL MILL RD
BIRMINGHAM, AL 35242

Date of Sale 8/28/18

Total Purchase Price \$ 10⁰⁰

or
Actual Value

\$

or
Assessor's Market Value \$ 81,740⁰⁰

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 9/21/18

Print Mark Petty

Sign Mark Petty

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



20180921000338560 3/3 \$103.00
Shelby Cnty Judge of Probate, AL
09/21/2018 11:20:02 AM FILED/CERT