

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Casey B Alexander
208 Willow Lake Circle
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Two Hundred Sixty-Eight Thousand Nine Hundred and 00/100 (\$268,900.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Cody Wilson Harris, III** and wife, **Laura Harris**, do hereby grant, bargain, sell and convey unto **Casey B Alexander** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

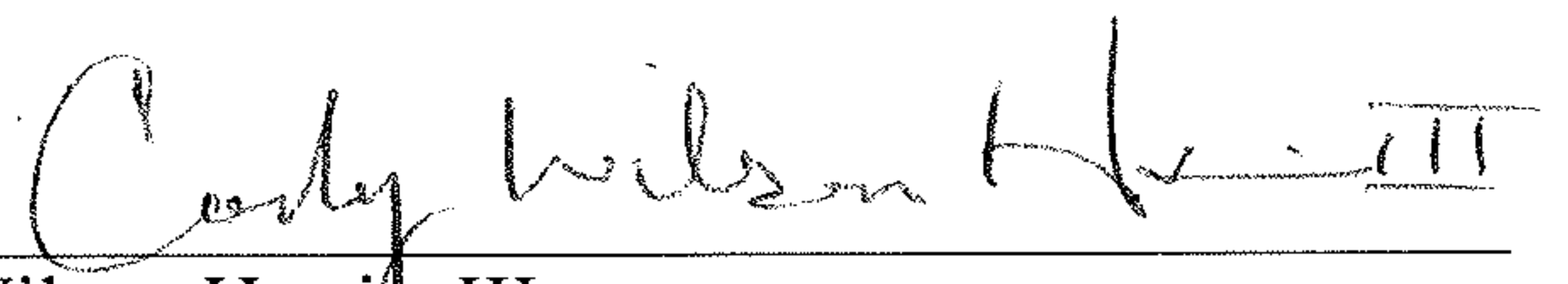
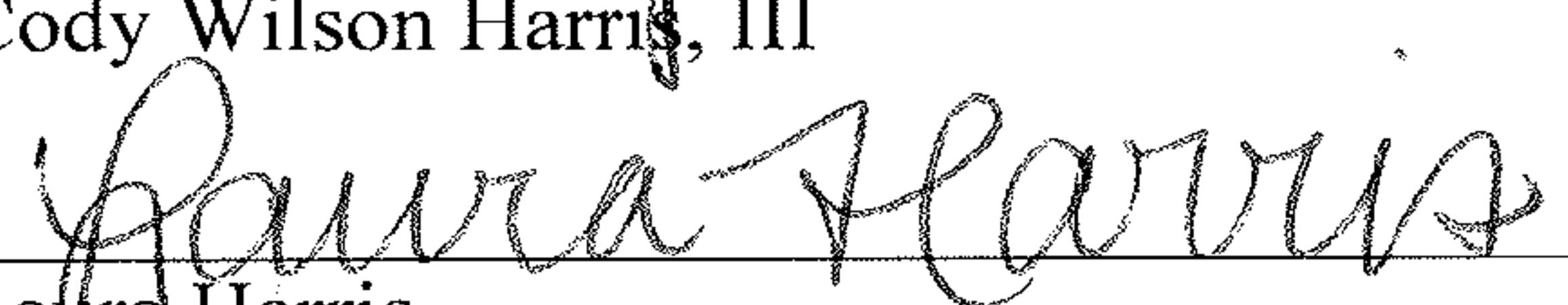
Sellers make no warranties as to title to any minerals and/or mining rights and other rights, privileges and immunities relating thereto.

\$264,029.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or 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 a 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 Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of November, 2018.


Cody Wilson Harris, III

Laura Harris

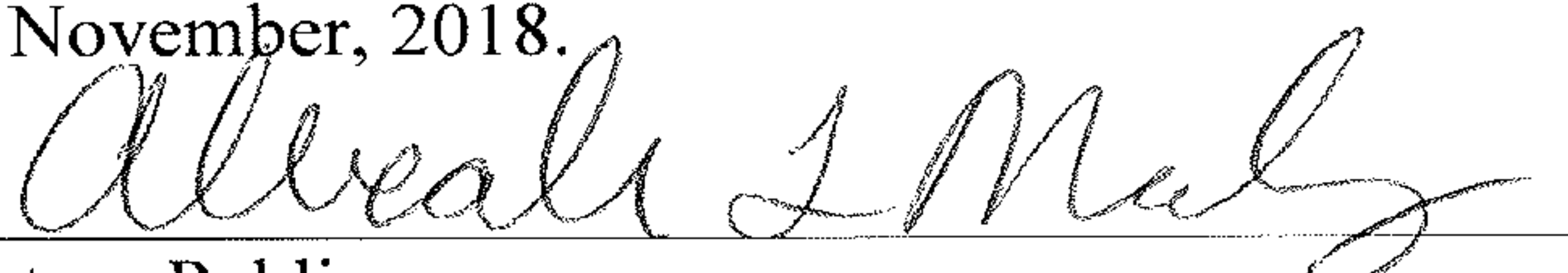
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cody Wilson Harris, III** and wife, **Laura Harris**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 10/31/2021


Notary Public

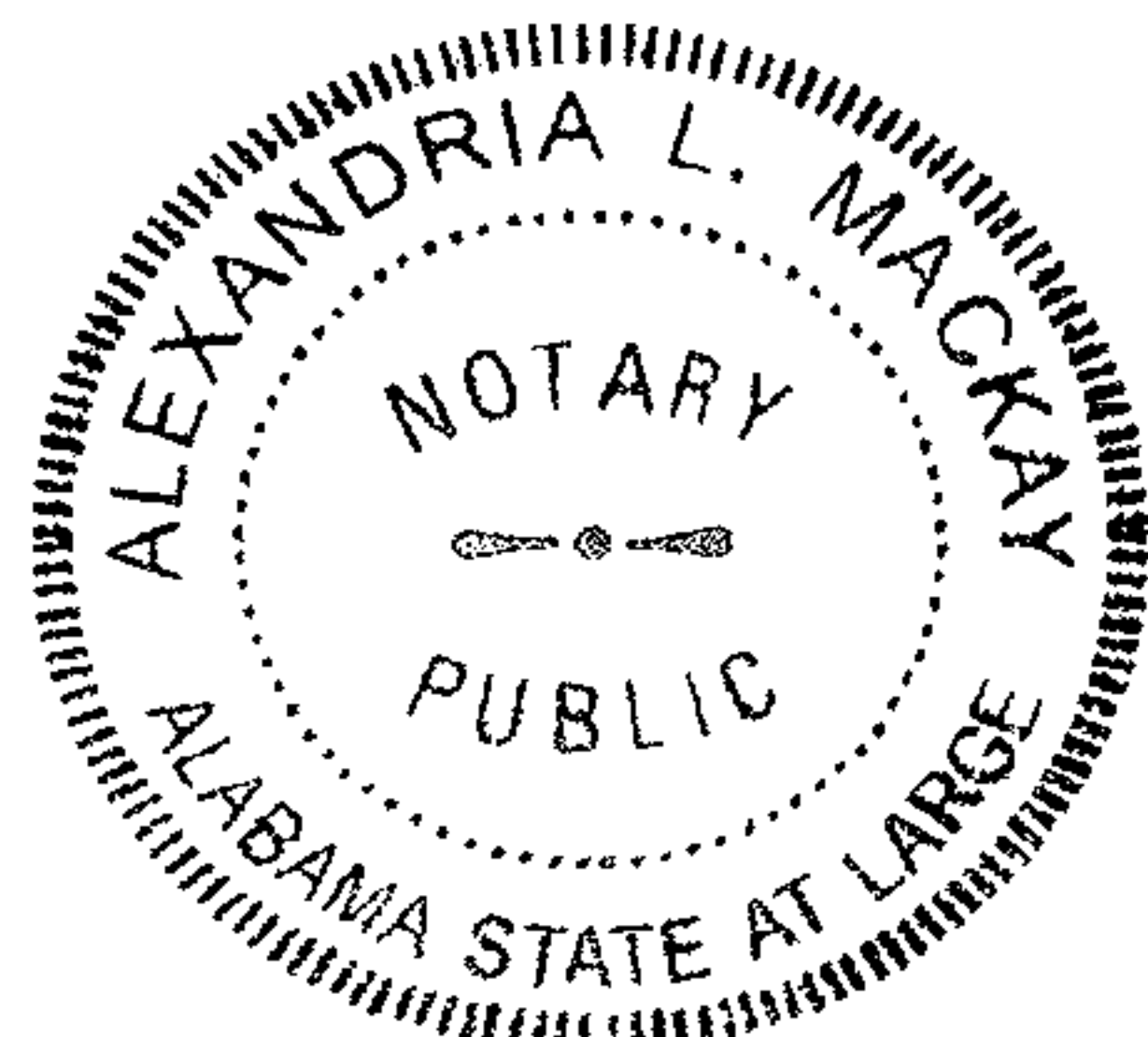


EXHIBIT A

Lot 127, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years;
2. Easement(s) and building line(s) as shown on recorded map;
3. All Easements, Rights of Way, Restrictions, Covenants, Conditions, and Building Setback lines, as shown on recorded Survey of Willow Oaks, as recorded in Map Book 38, Page 137, in the Probate Office of Shelby County, Alabama;
4. Right of way granted to Alabama Power Company as set forth in Book 103, Page 182 & Instrument No. 2007110900051770;
5. Right of way granted to Shelby County as set forth in Book 147, Page 571;
6. Subject to covenants, conditions, and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20070725000346410 and amended in Instrument No. 20071023000490210, in the Probate Office of Shelby County, Alabama;
7. Right of way granted to Bellsouth dba AT&T as set forth in Instrument No. 20071218000568300;
8. Certificate of Annexation ordinances recorded in Instrument No. 20051130000620160 & Instrument No. 20051130000620150;
9. Annexation to the town of Westover recorded in Instrument No. 20051130000620160 & Instrument No. 20051130000620150; and
10. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions, or any other known or unknown surface or subsurface conditions that may arise now or hereafter exist or occur or cause damage to subject property as shown by instruments recorded in Map Book 38, Page 137 A& B, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Cody Wilson Harris, III

Mailing Address 208 Willow Lake Circle
Wilsonville, AL 35186

Grantee's Name Casey B Alexander

Mailing Address 208 Willow Lake Circle
Wilsonville, AL 35186Property Address 208 Willow Lake Circle
Wilsonville, AL 35186

Date of Sale November 30, 2018

Total Purchase Price \$268,900.00

or Actual Value \$

or Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2018 10:52:41 AM
 \$26.00 CHERRY
 20181205000425150

A handwritten signature in cursive script, appearing to read "Allen S. Beal".

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	Other
☒	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 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 November 30, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one