

## THIS INSTRUMENT PREPARED BY:

Alan C. Keith  
 Law Offices of Jeff W. Parmer, LLC  
 2204 Lakeshore Drive, Suite 125  
 Birmingham, Alabama 35209

## GRANTEE'S ADDRESS:

Aptus Capital, LLC

749 Euclid Circle  
 Bham, AL 35213

STATE OF ALABAMA )

## GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fifty Thousand and NO/100 (\$50,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rebecca Jane Carroll Harris, a single woman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Aptus Capital, LLC**, referred to as GRANTEE), 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, the following described Real Estate, lying and being in the County of SHELBY State of Alabama, to-wit:

Lot 20, less and except the East 4.1 feet thereof, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama; Also:

A triangular portion of Lot 21, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, being more particularly described as follows:

Commence at the Northwest corner of said Lot 20 for the point of beginning; thence Southerly along the West line of said Lot 20 for a distance of 98.39 feet to the SW corner of said Lot 20; thence Westerly along the South line of Lot 21 for a distance of 12.0 feet; thence 96 degrees 57 minutes 13 seconds right a distance of 99.12 feet to the NE (corner of) Lot 21, also being the NW corner of Lot 20 and the point of beginning. Being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property address is **615 Cahaba Manor, Pelham, AL 35124**

\$60,975.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this December 18, 2018.

  
Rebecca Jane Carroll Harris

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Rebecca Jane Carroll Harris**, whose name is signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this December 18, 2018.

  
NOTARY PUBLIC

My Commission Expires MY COMMISSION EXPIRES JULY 11, 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 Rebecca Jane Carroll Harris  
 Mailing Address 71 County Road 736  
Clanton, AL 35055

Grantee's Name Aptus Capital, LLC  
 Mailing Address 749 Euclid Circle  
Birmingham, AL 35213

Property Address 615 Cahaba Manor Trail  
Pelham, AL 35124

Date of Sale 12/19/2018  
 Total Purchase Price \$ 50000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/20/2018 04:05:27 PM  
 \$22.00 CHERRY  
 20181220000445940

*Ann S. Bayl*

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 ☐ 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 12/20/18

Print Jeff W. Parmer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one