

20190102000000760

01/02/2019 12:39:32 PM

DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094

Send Tax Notice To:
JO E. HARPER
CURTIS HARPER
5537 LAKES EDGE CIRCLE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS. That in consideration of **TEN DOLLARS and no/100 (\$10.00) DOLLARS** consideration, to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **JO E. HARPER AND HUSBAND CURTIS HARPER** (herein referred to as Grantors) do grant, bargain, sell and convey unto **JO E. HARPER AND CURTIS HARPER** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 9, ACCORDING TO THE AMENDED FINAL RECORD PLAT OF GREYSTONE FARMS, LAKE'S EDGE SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 79 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

This instrument was prepared without benefit of a Title Insurance Commitment or other Title Examination. The legal description was furnished by the Grantees.

The herein conveyed property does not constitute any portion of the homestead of either grantor.

Subject to: BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITION OF RECORD.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 9th day of September, 2018.

Jo E Harper
Jo E Harper
Curtis Harper
Curtis Harper

STATE OF ALABAMA
ST. CLAIR COUNTY

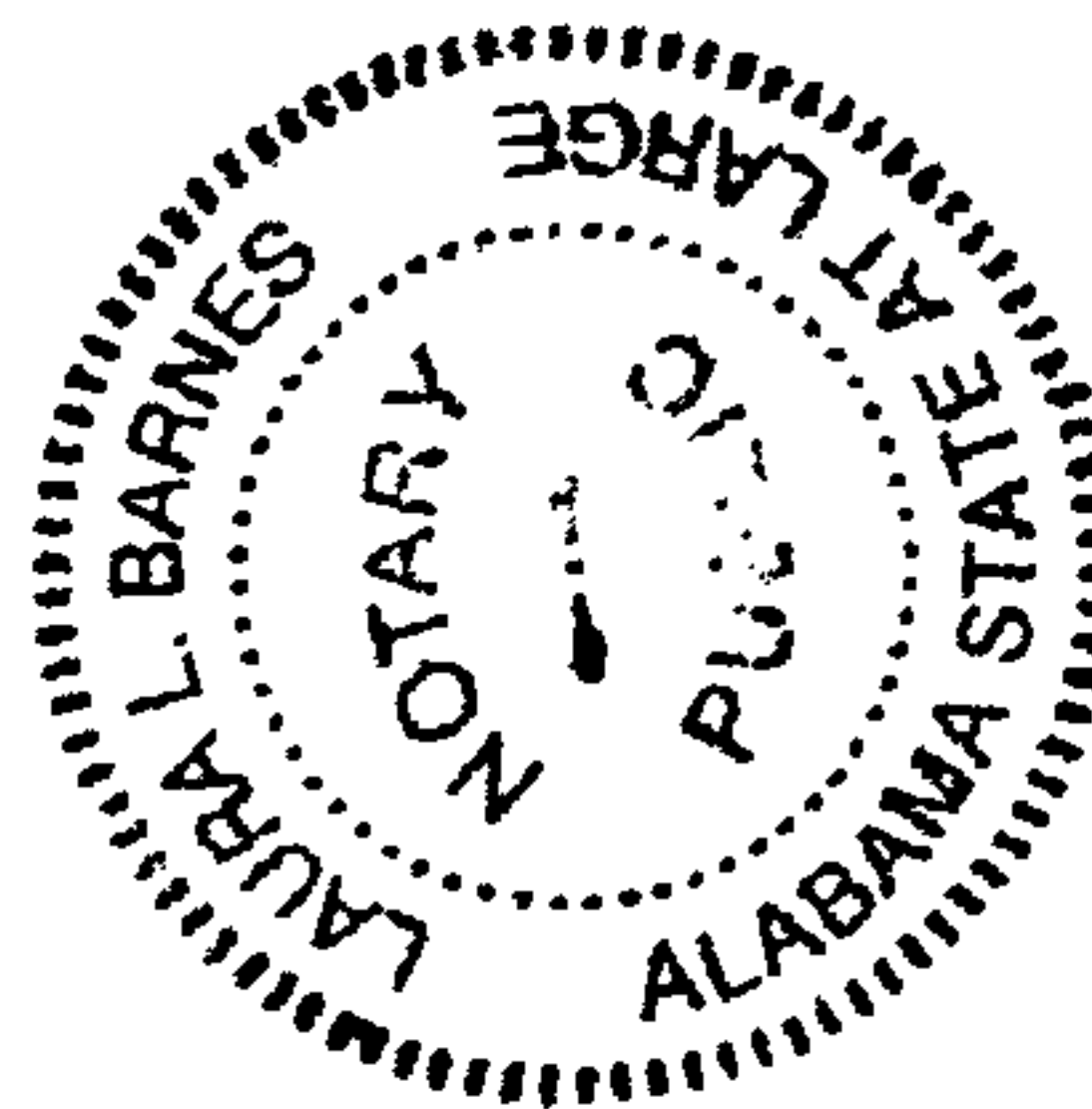
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jo E. Harper and Curtis Harper whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2018.

[Signature]
Notary Public

My Commission Expires:

2/4/20



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name:
Mailing Address:J. E. & Curtis Harper
5537 Lakes Edge Cir
Birmingham, AL 35242
5537 Lakes Edge Cir
Birmingham, AL 35242Grantee's Name:
Mailing Address:J. E. & Curtis Harper
5537 Lakes Edge Circle
Birmingham, AL 35242
09/09/2018
(\$10.00)

Property Address:

Date of Sales
Total Purchase
Price:

Actual Value:

\$375,000.00

OR

Assessor's Market
Value:

\$

 $\downarrow \frac{1}{2} = 187,500$

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)

<input type="checkbox"/>	Bill of Sale	<input checked="" type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input type="checkbox"/>	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).

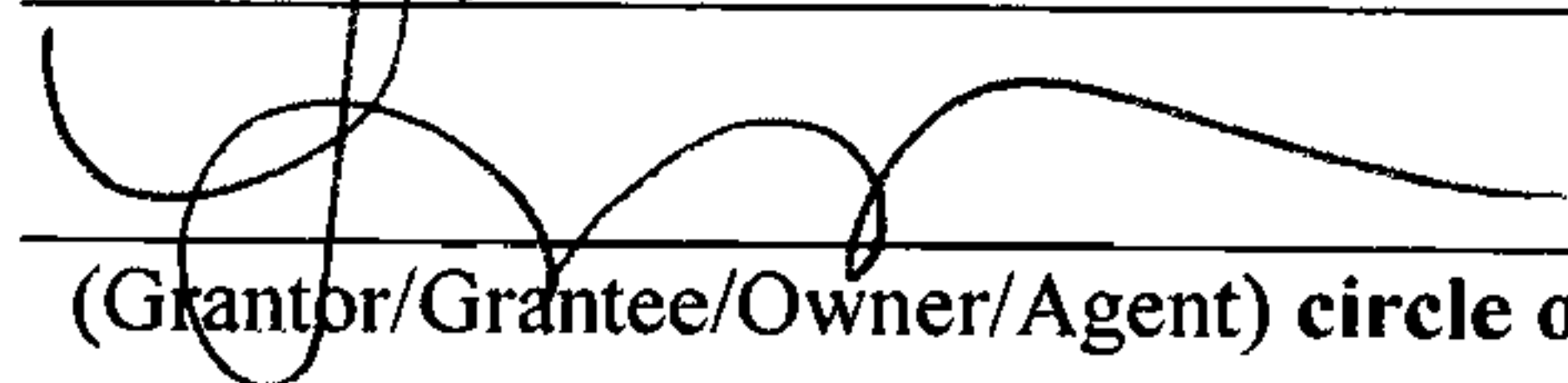
Date: 09/09/18

Print

Laura L. Barnes

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2019 12:39:32 PM
\$208.50 CHERRY
20190102000000760

Alicia S. Bayl