

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Jimmy Harris and wife, Theresa Harris, a married couple**, do grant, bargain, sell and convey unto the said Grantees, Micah Harris and Danielle Harris, a married couple, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, the following described real property, situated in Shelby County, Alabama, viz:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

This property is the homestead of Micah Harris and Danielle Harris.

\$259,000 of the purchase price is paid from a first mortgage recorded herewith.

Subject to: easements, rights of way, conditions, covenants, restrictions or record and property taxes due October 1, 2019.

TO HAVE AND TO HOLD unto 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 of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Grantees and their heirs and assigns of the survivor of them, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees as hereinabove provided, and their heirs and assigns of said survivor, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

03/21/19

Jimmy Harris (SEAL)
Jimmy Harris

Theresa Harris (SEAL)
Theresa Harris

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Jimmy Harris and Theresa Harris husband and wife whose names are signed to the foregoing conveyance and who are known to me, with full authority acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 03/21/19.


Notary Public

My Commission Expires:
08-28-2022

This Instrument was Prepared By:
BRADFORD & HOLLIMAN LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

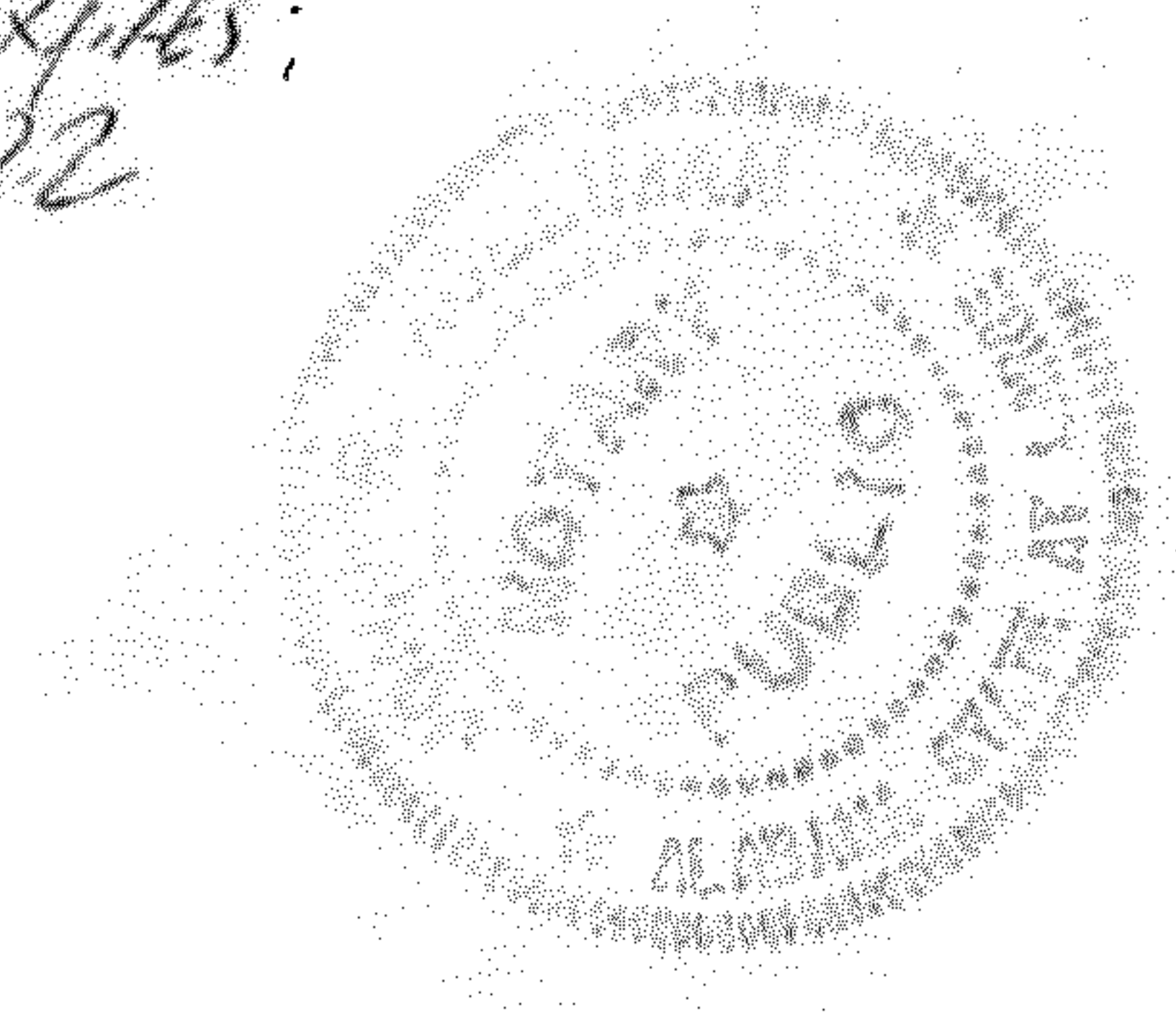


EXHIBIT A

20190416000124460 04/16/2019 02:23:03 PM DEEDS 4/5

DESCRIPTION:

Commence at a found ½" rebar being the southeast corner of Lot 2B, according to the Miller's Resurvey, as recorded in Map Book 42, Page 109, in the Probate Office of Shelby County, Alabama; Thence run North 88°54'47" West along the south line of Lot 2B a distance of 164.88 feet to a found ½" rebar; Thence leaving the south line of Lot 2B run South 01°25'42" West a distance of 263.31 feet to a found iron (capped "SCS"; Thence run South 88°59'20" East a distance of 18.89 feet to a found iron (capped "DEC") and the POINT OF BEGINNING; Thence run South 88°33'34" East a distance of 395.16 feet to a found ½" rebar; Thence run South 00°07'01" West a distance of 528.10 feet to a found 5/8" rebar, lying on the northerly right-of-way line of Old Kendrick Road (Private Road); Thence run North 87°03'32" West along the north right-of-way line of Old Kendrick Road (Private Road) a distance of 395.49 feet to a point; Thence leaving the right-of-way line of Old Kendrick Road run North 00°06'44" East a distance of 517.74 feet to a point to the POINT OF BEGINNING.

Said tract of land containing 4.74 Acres or 206570 SQ.FT. more or less.

DESCRIPTION: 40' Ingress, Egress, and Utility Easement

Commence at a found ½" rebar being the southeast corner of Lot 2B, according to the Miller's Resurvey, as recorded in Map Book 42, Page 109, in the Probate Office of Shelby County, Alabama; Thence run North 88°54'47" West along the south line of Lot 2B a distance of 164.88 feet to a found ½" rebar; Thence leaving the south line of Lot 2B run South 01°25'42" West a distance of 263.31 feet to a found iron (capped "SCS"; Thence run South 88°59'20" East a distance of 18.89 feet to a found iron (capped "DEC"); Thence run South 88°33'34" East a distance of 395.16 feet to a found ½" rebar and the POINT OF BEGINNING of a 40' Ingress, Egress, and Utility Easement; Thence run South 00°07'01" West a distance of 528.10 feet to a found 5/8" rebar, lying on the northerly right-of-way line of Old Kendrick Road (Private Road); Thence run North 87°03'32" West along the north right-of-way line of Old Kendrick Road (Private road) a distance of 40.05 feet to a point; Thence leaving the right-of-way line of Old Kendrick Road (Private Road) run North 00°07'01" East a distance of 527.05 feet to a point; Thence run South 88°33'34" East a distance of 40.01 feet to the POINT OF BEGINNING.

Said easement containing 0.48 Acres or 21103 SQ. FT. more or less

Real Estate Sales Validation Form

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

Grantor's Name Jimmy & Theresa Harris
 Mailing Address P.O. Box 316
 Helena, AL 35080

Grantee's Name Micah & Danielle Harris
 Mailing Address 5829 Old Kendrick Road
 Helena, AL 35080

Property Address Parcel Number
 13 5 22 4 001 003.002

Date of Sale March 21, 2019

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 259,000.00

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 Survey☐ 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 3/21/2019

Print JOHN R. HOLLAMAN / AG

Unattested

Sign John R. Hollaman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/16/2019 02:23:03 PM
 \$28.00 CHARITY
 20190416000124460

Alicia S. Bayl