

SEND TAX NOTICE to:
Jimmy HARRIS
5811 OLD KENDALAH RD
HELSINKI AL 35080

20190416000124870
04/16/2019 03:24:44 PM
DEEDS 1/5

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, Zachary Harris and wife, Heather Harris, a married couple, do grant, bargain, sell and convey unto the said Grantees, Zachary Harris, a married man, Jimmy Harris and Theresa 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 Jimmy Harris and Theresa Harris.

Subject to: easements, rights of way, conditions, covenants, restrictions and that certain
\$215,800.00
mortgage to APCO Employees Credit Union dated 10/31/2017.



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.

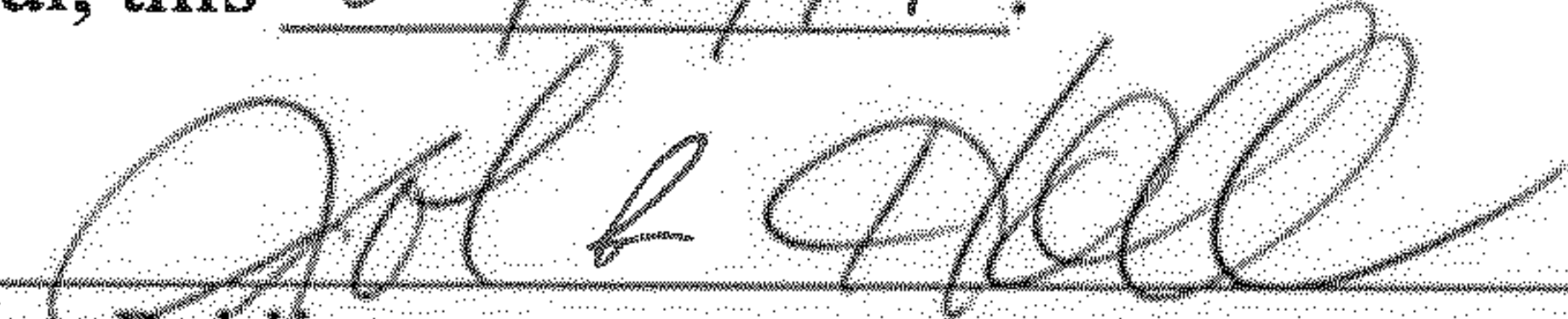
 (SEAL)
Zachary Harris
 (SEAL)
Heather Harris

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 Zachary Harris and Heather 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 Comm 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"

20190416000124870 04/16/2019 03:24:44 PM DEEDS 4/5

A PORTION OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 182.18 FEET TO THE POINT OF BEGINNING; THENCE TURN RIGHT 88°41'24" AND RUN NORTH A DISTANCE OF 264.0 FEET; THENCE TURN LEFT 91°18'36" AND RUN WEST A DISTANCE OF 305.0 FEET; THENCE TURN LEFT 91°18'36", AND RUN SOUTH A DISTANCE OF 264.0 FEET TO THE SOUTH LINE OF SAID 1/4-1/4 SECTION; THENCE TURN LEFT 08°41'24" AND RUN EAST ALONG SAID SOUTH 1/4-1/4 SECTION LINE A DISTANCE OF 305.0 FEET TO THE POINT OF BEGINNING.

ALSO A NON-EXCLUSIVE EASEMENT FOR JOINT DRIVEWAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 157.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 25.0 FEET TO THE SOUTHEAST CORNER OF THE PREVIOUSLY DESCRIBED PARCEL; THENCE TURN RIGHT 88°41'24" AND RUN NORTH ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE TURN RIGHT 91°18'36" AND RUN EAST A DISTANCE OF 25.0 FEET; THENCE TURN RIGHT 88°41'24" AND RUN SOUTH A DISTANCE OF 264.0 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Zachary & Heather Harris
 Mailing Address 5811 OLD KENDRICK RD
HELENA, AL 35080

Grantee's Name Jimmy & Theresa Harris
 Mailing Address 5811 Old Kendrick Road
Helena, AL 35080

Property Address 13 5 22 3 001 014.005

Date of Sale March 21, 2019

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 215,800.00

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. HOLLOMAN / AS

Unattested

Sign John R. Holloman (AS)

(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 03:24:44 PM
 \$28.00 CHARITY
 20190416000124870

Allen S. Boyd