

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kenneth Harris and Dora Harris, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Linda Kaye Lovett (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:


Lot 1 of Carlee Family Subdivision as recorded in Map Book 50, Page 56, in the Probate Office of Shelby County, Alabama, and easements as shown on recorded plat and as described in deed recorded as Instrument # 20021122000584680 in the Probate Office of Shelby County, Alabama.

Subject to easements as shown on recorded plat, and other easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the

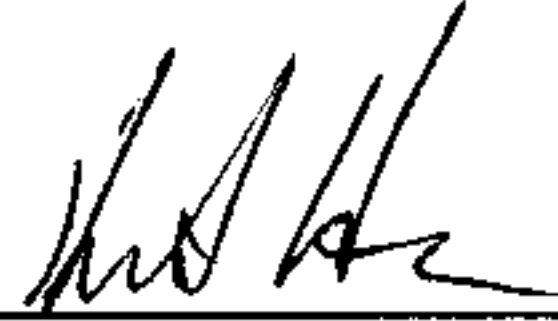
Shelby County, AL 04/26/2019
State of Alabama
Deed Tax: \$36.00


20190426000138880 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
04/26/2019 03:33:25 PM FILED/CERT

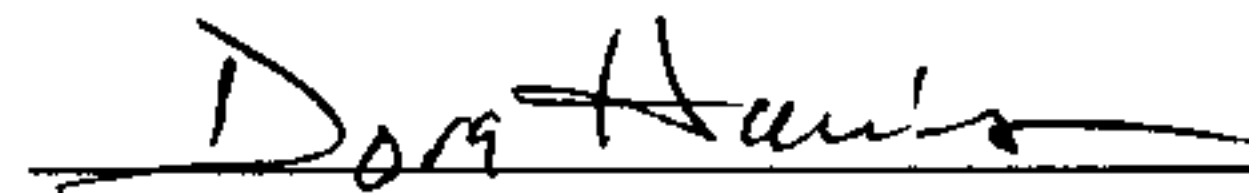
same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

26th day of April, 2019.



Kenneth Harris



Dora Harris

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Harris and Dora 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.

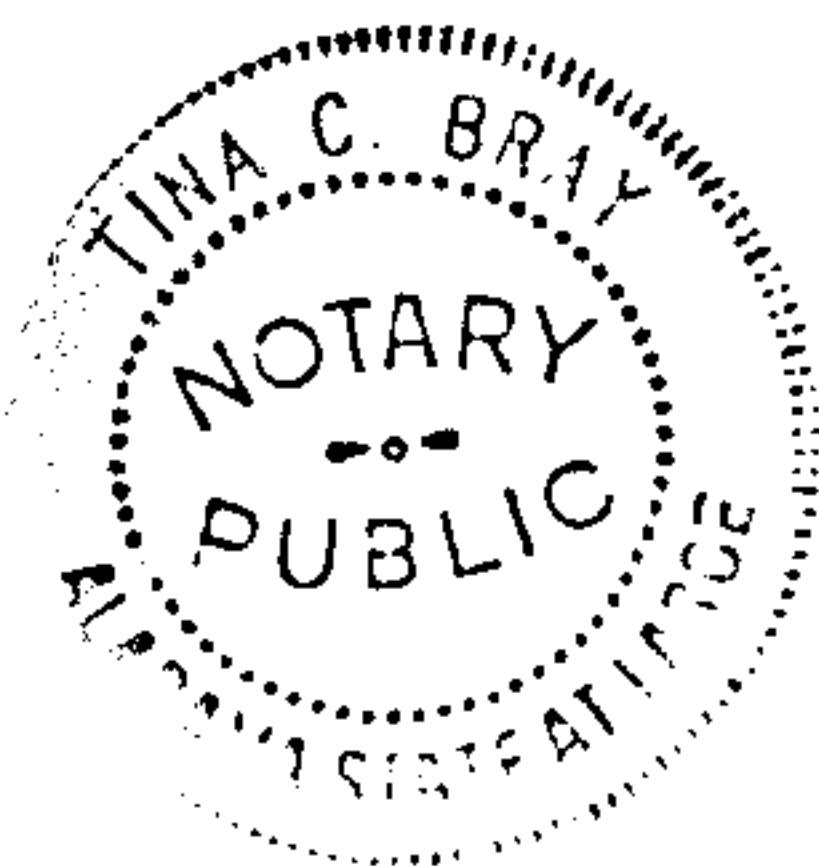
Given under my hand and official seal this 26th day of April, 2019.



Notary Public

My commission expires:

8/19/19



20190426000138880 2/3 \$57.00
Shelby Cnty Judge of Probate, AL
04/26/2019 03:33:25 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kenneth & Dora Harris
Mailing Address 7774 Hwy 36E
Large Springs AL
35754

Grantee's Name Linda Kaye Lovett
Mailing Address 636 Lovett Drive
Columbiana AL
35051

Property Address 607
Lovett Drive
Columbiana, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 35,720

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 4/26/19

Print Linda Kaye Lovett

☐ Unattested

Sign Linda Kaye Lovett
(Grantor/Grantee/Owner/Agent) circle one

