

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

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
580 Paradise Cove Lane
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the full and final payment required by the July 01, 2015 Lease/Purchase contract entered into by the parties hereto, the receipt whereof is acknowledged, the undersigned Mary Horton-Joiner (a/k/a Mary Horton), an unmarried woman (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Joe Neal Harkins, III (herein referred to as GRANTEE, whether one or more) all of my interest in the following described real estate situated in Shelby County, Alabama to-wit:


SEE ATTACHED EXHIBIT A

The above described property is not the homestead of GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S 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

Shelby County, AL 05/17/2019
State of Alabama
Deed Tax: \$26.50


20190517000167890 1/4 \$50.50
Shelby Cnty Judge of Probate, AL
05/17/2019 08:51:48 AM FILED/CERT

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 22 day of APRIL, 2019

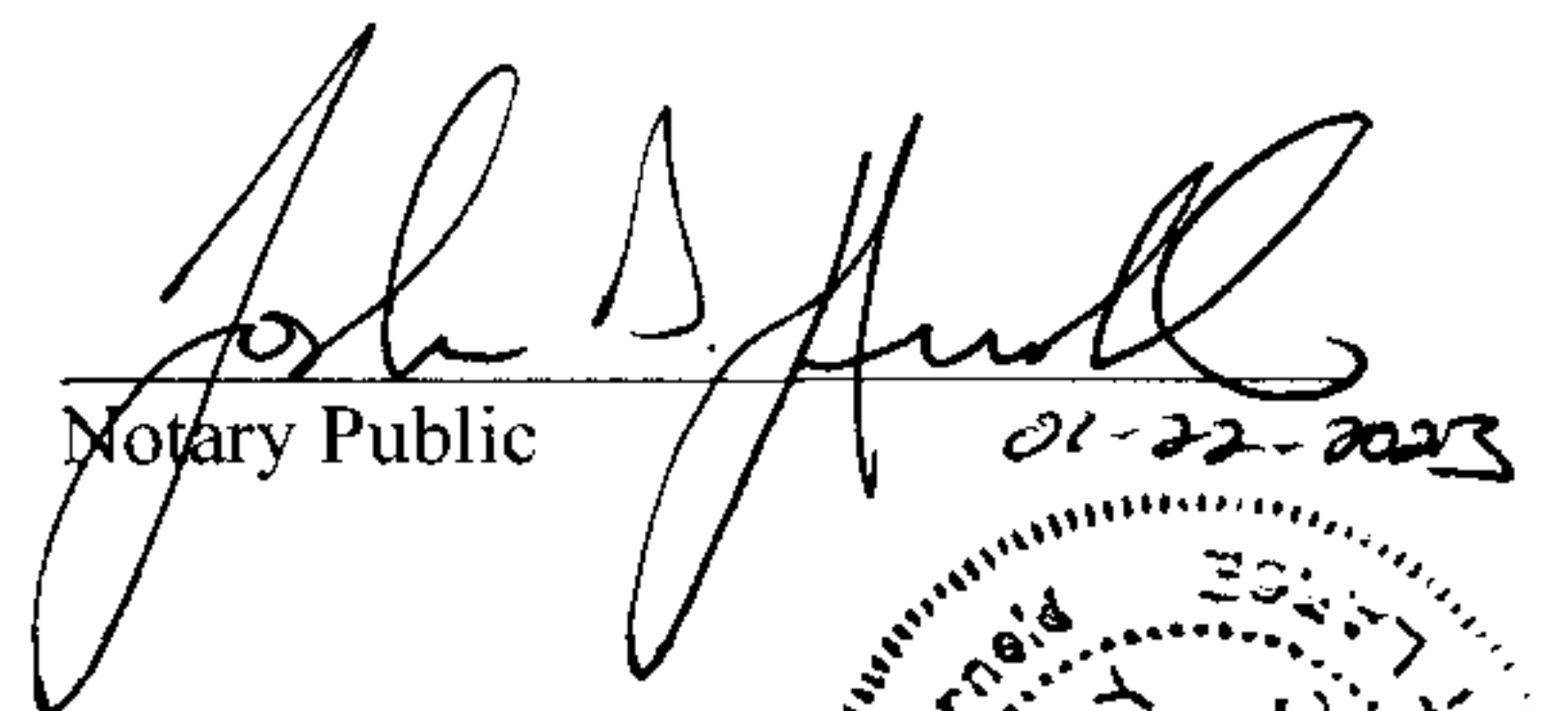
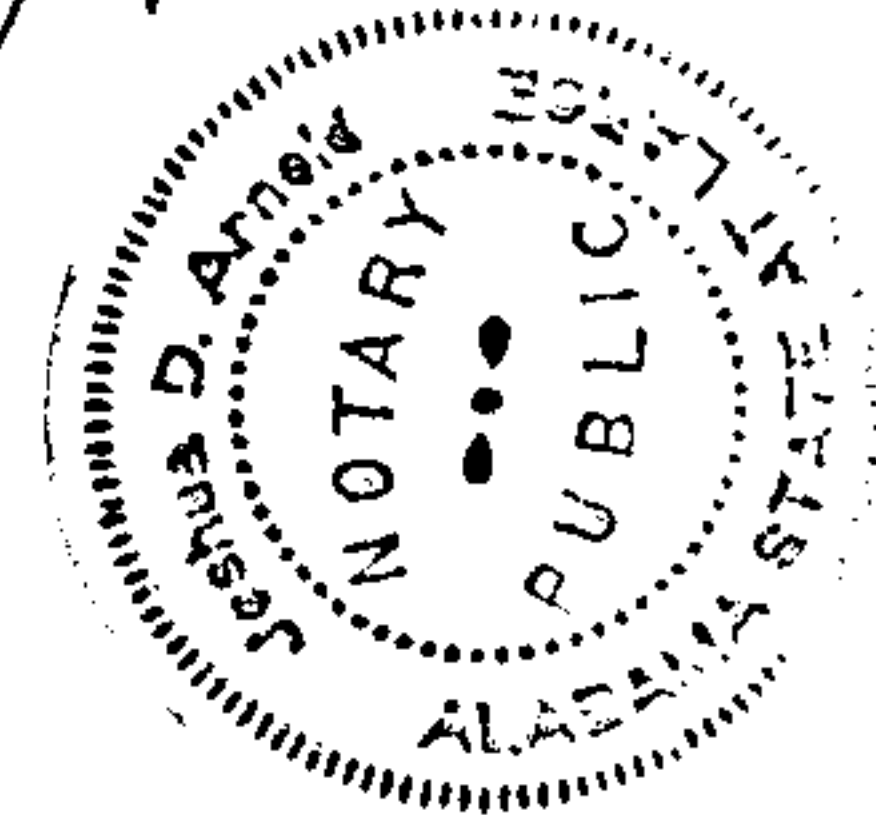

Mary Horton-Joiner

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca A. Greene, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

2019. Given under my hand and official seal this the 22nd day of APRIL,


Notary Public 01-22-2023




20190517000167890 2/4 \$50.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 23, Township 21 South, Range 1 East, being the same land described in a deed to Kay Maze recorded in Instrument No. 199x-xxxxx, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at a 1 ½" pipe, found at the northeast corner of the southwest quarter of the southwest quarter of said section 26; Thence South 00 degrees 43' 13" East, along the East line of said Sixteenth Section, a distance of 449.92 feet to a 1" rebar found; Thence South 51 degrees 37' 12" West a distance of 357.00 feet to the Point of Beginning; Thence South 51 degrees 37' 12" West a distance of 125.00 feet to a point; Thence South 26 degrees 24' 12" East a distance of 152.98 feet to a point; Thence North 77 degrees 29' 10" East a distance of 124.05 feet to a point; Thence North 17 degrees 53' 10" West a distance of 128.84 feet to a point; Thence North 38 degrees 22' 48" West a distance of 83.00 feet to the Point of Beginning. The herein described parcel contains 0.547 acres of land.



20190517000167890 3/4 \$50.50
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Real Estate Sales Validation Form

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

Grantor's Name Mary Horton-Joiner (Mary Horton)
Mailing Address _____

Grantee's Name Joe Neal Harkins, III
Mailing Address 580 Paradise Cove Lane
Wilsonville, AL 35186

Property Address 580 Paradise Cove Lane
Wilsonville, AL 35186

Date of Sale 04/22/2019

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ \$26,170.00



20190517000167890 4/4 \$50.50
Shelby Cnty Judge of Probate, AL
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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 Assessor's market value

☐ 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).

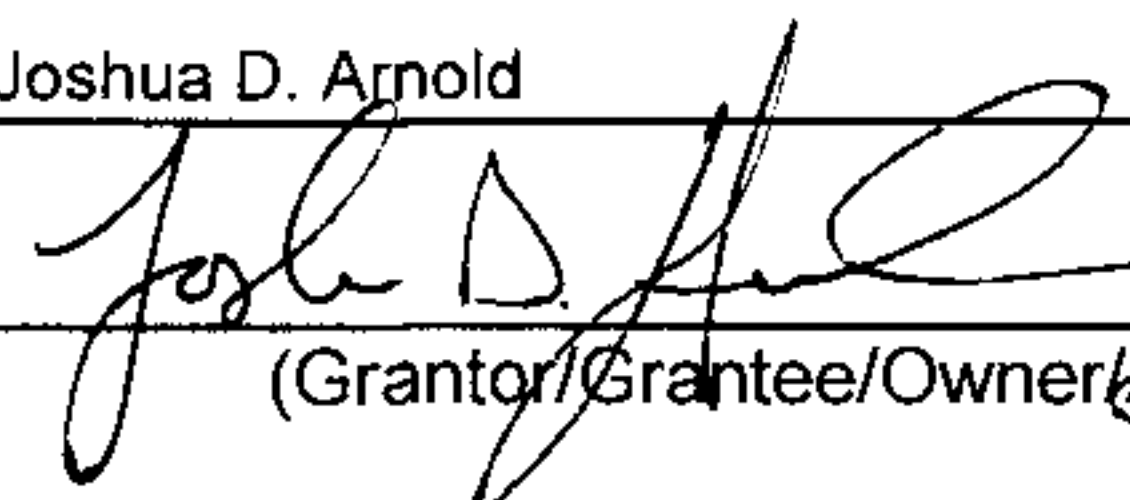
Date 04/22/2019

Print Joshua D. Arnold

☒ Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1