

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Zachary Harris, a married man

(herein referred to as grantor) grant, bargain, sell and convey unto,

Jimmy Harris and Theresa Harris

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way and permits of record.

\$ 0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of June, 2019.

Zachary Harris

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Zachary Harris

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2019.

April Clark
Notary Public
My Commission Expires: 9/22/2020



Shelby County, AL 06/07/2019
State of Alabama
Deed Tax: \$5.00

EXHIBIT "A"

LEGAL DESCRIPTION

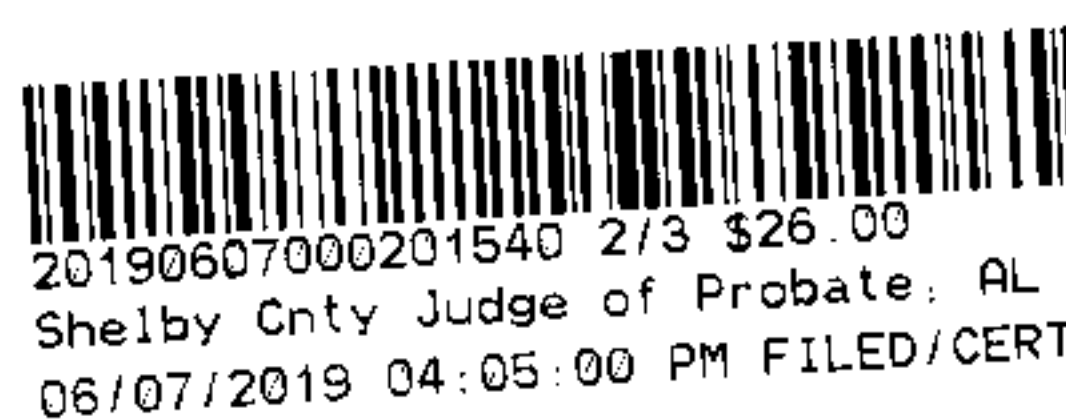
A portion of land situated in the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West and being more particularly described as follows:

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 degrees 41 minutes 24 seconds and run North a distance of 264.0 feet; thence turn left 91 degrees 18 minutes 36 seconds and run West a distance of 305.0 feet; thence turn left 91 degrees 18 minutes 36 seconds and run South a distance of 264.0 feet to the South line of said 1/4-1/4 section; thence turn left 08 degrees 41 minutes 24 seconds 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 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 degrees 41 minutes 24 seconds 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 degrees 18 minutes 36 seconds and run East a distance of 25.0 feet; thence turn right 88 degrees 41 minutes 24 seconds and run South a distance of 264.0 feet to the point of beginning.

Situated in Shelby County, Alabama.



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 Harris
Mailing Address 155 Pebble Dr
Alabaster, AL
35007

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

Property Address 5811 Old Kendrick Rd
Helena, AL 35080

Date of Sale 06-03-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 5000.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other tax value

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 _____

Print Mike T. Atchison

☐ Unattested

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

20190607000201540 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
06/07/2019 04:05:00 PM FILED/CERT

Form RT-1