

SEND TAX NOTICE TO:
Hayden Harrelson
1297 Inverness Cove Drive
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190709000245160
07/09/2019 03:27:05 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Eight Thousand Five Hundred dollars & no cents (\$228,500.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Deborah Ann Little and David Franklin Little, wife and husband** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Hayden Harrelson** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 149A, ACCORDING TO THE FINAL PLAT OF RESIDENTIAL SUBDIVISION INVERNESS COVE, PHASE 2, RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110., IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$194,225.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 36, Page 110.

Easement to Alabama Power Company recorded in Real 365, page 785; Real 365, page 819 and Instrument 1994-34517 in the Probate Office of Shelby County, Alabama.

Easement to the City of Hoover as recorded in Instrument 1998-24499 and Real 365, page 871, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 306, page 10; Real 84, page 298; Real 127, page 54 and Real 3318, page 27, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants as recorded in Instrument 20050113000020870, in the Probate Office of Shelby County, Alabama;

Restrictive Covenants with Grant of Easement to Alabama Power Company recorded in Instrument 20050804000396590 and Instrument 20051031000563550 in the Probate Office of Shelby County, Alabama;

Declaration of Protective Covenants as recorded in Instrument 20051006000521560 and amendment to Declaration as recorded in Instrument 200601300000047870 in the Probate Office of Shelby County, Alabama;

Easement to Alabama Power Company recorded in Instrument 20070418000180130 in the Probate Office of Shelby County, Alabama.

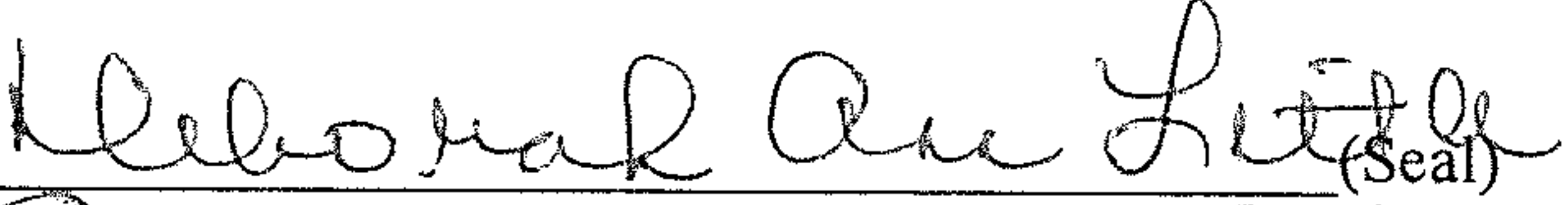
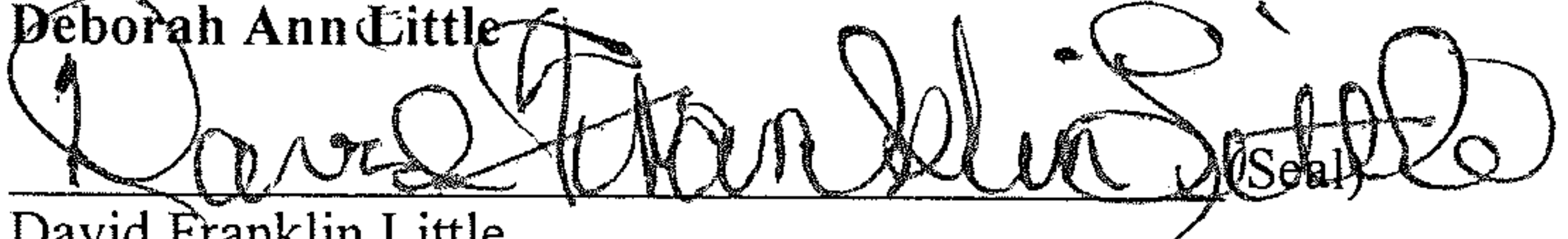
Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference,

limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20051006000521560 and Instrument #20060130000047870 in the Probate Office of Shelby County, Alabama.

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

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **July 8, 2019** .


Deborah Ann Little (Seal)

David Franklin Little (Seal)

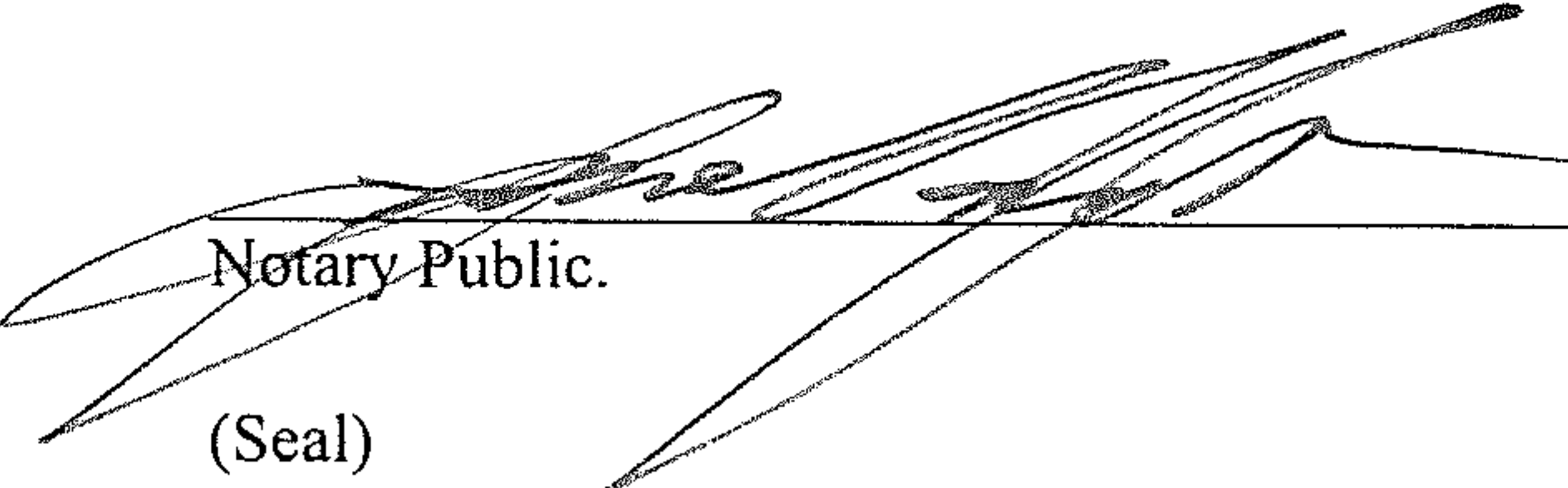
STATE OF ALABAMA

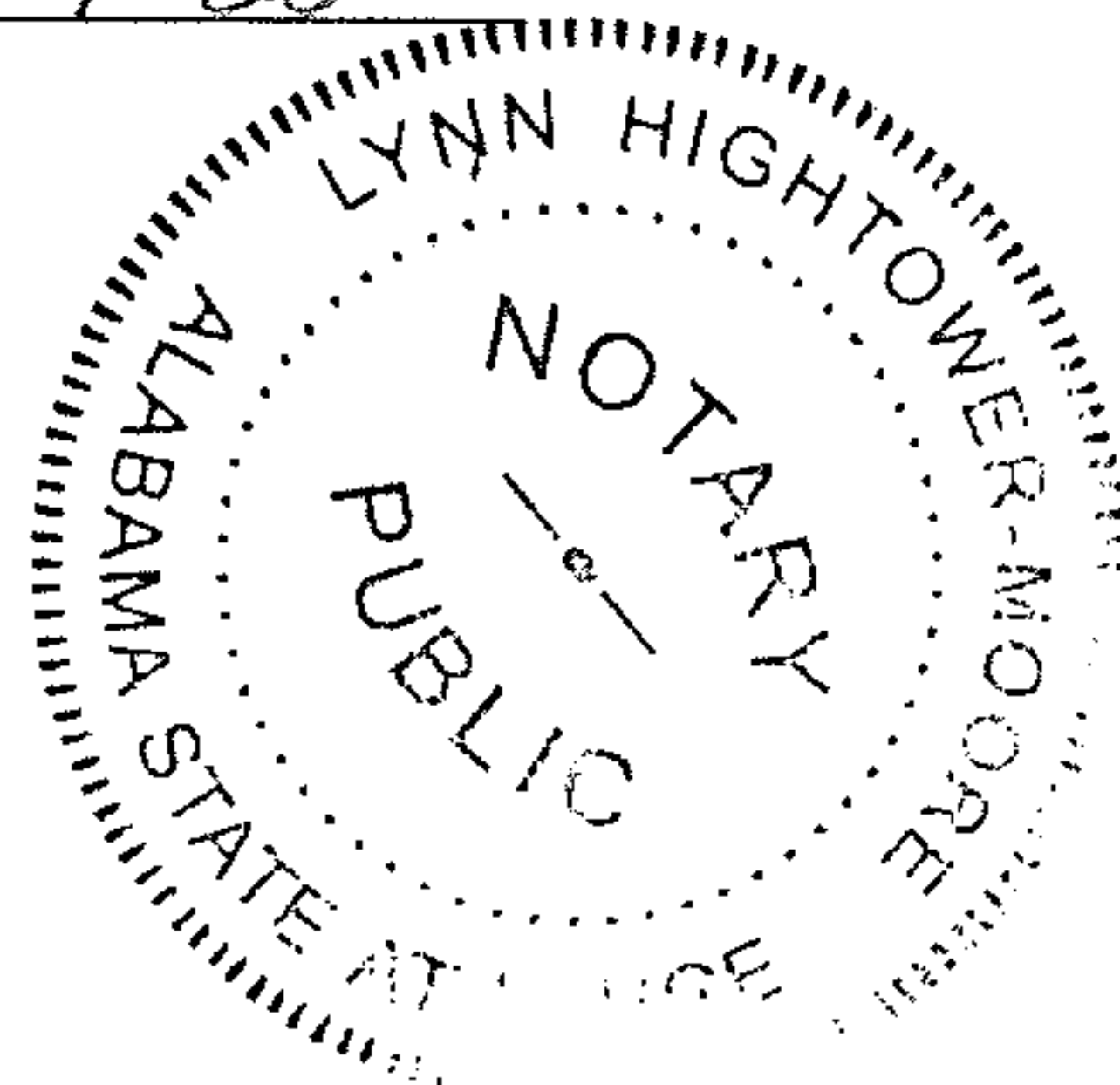
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Deborah Ann Little and David Franklin Little, wife and husband** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2019


Notary Public.
(Seal)
My Commission Expires: 1-4-22



20190709000245160 07/09/2019 03:27:05 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Deborah Ann Little and David Franklin Little Grantee's Name Hayden Harrelson

Mailing Address 509 Chelsea Station Circle
Chelsea, Alabama 35043
Property Address 1297 Inverness Cove Drive
Birmingham, Alabama 35242

Mailing Address 1297 Inverness Cove Drive
Birmingham, Alabama 35242

Date of Sale 07/08/2019

Total Purchase Price \$228,500.00

or

Actual Value

or

Assessor's Market Value

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

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 7-8-19

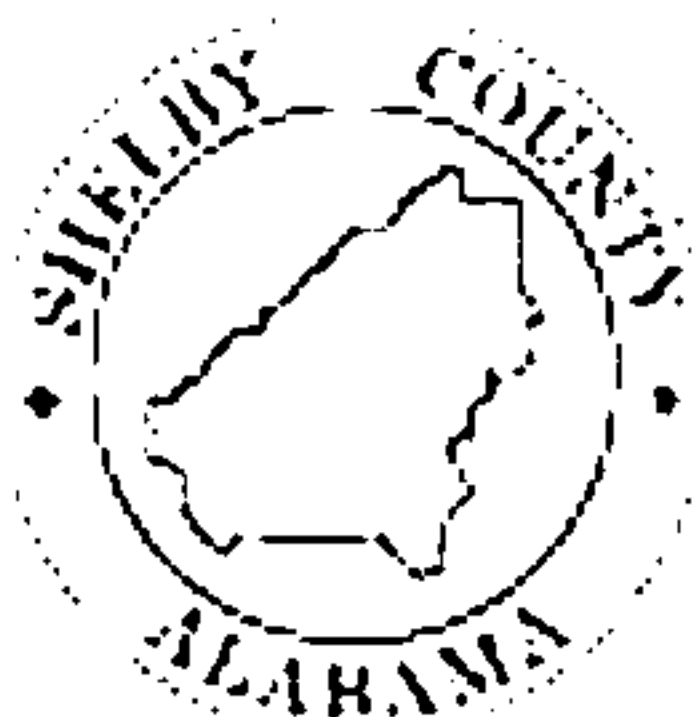
Print Hayden Harrelson

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2019 03:27:05 PM
\$55.50 CHERRY
20190709000245160

Allen S. Beal