

This Instrument was Prepared by:

Send Tax Notice To: David R. Harris

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

175 Highway 435  
Columbiana, AL 35051

File No.: MV-19-25539

### WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Three Thousand Dollars and No Cents (\$123,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Matthew Butler and Alicia Butler, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David R. Harris**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

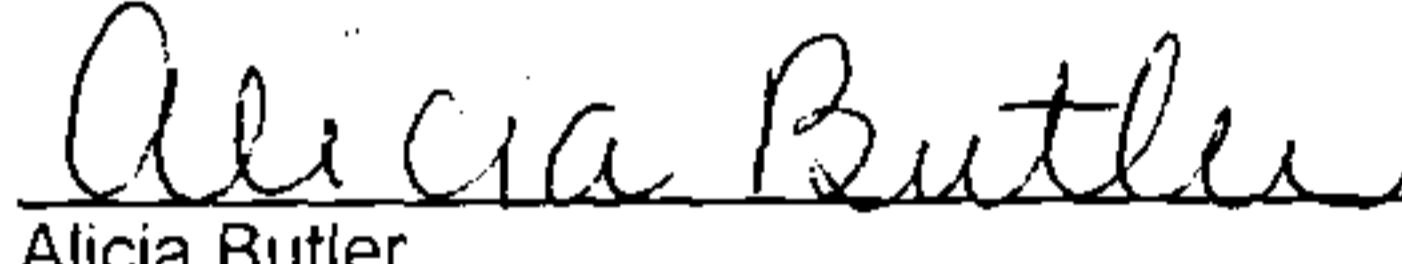
**\$125,644.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of July, 2019.

  
James Matthew Butler

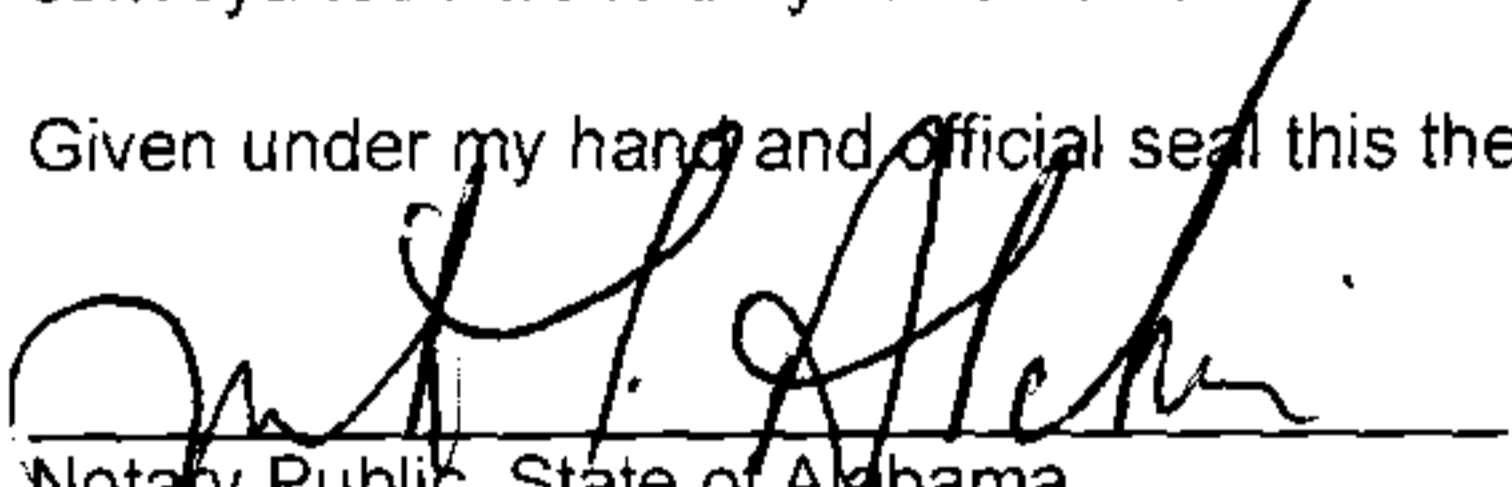
  
Alicia Butler

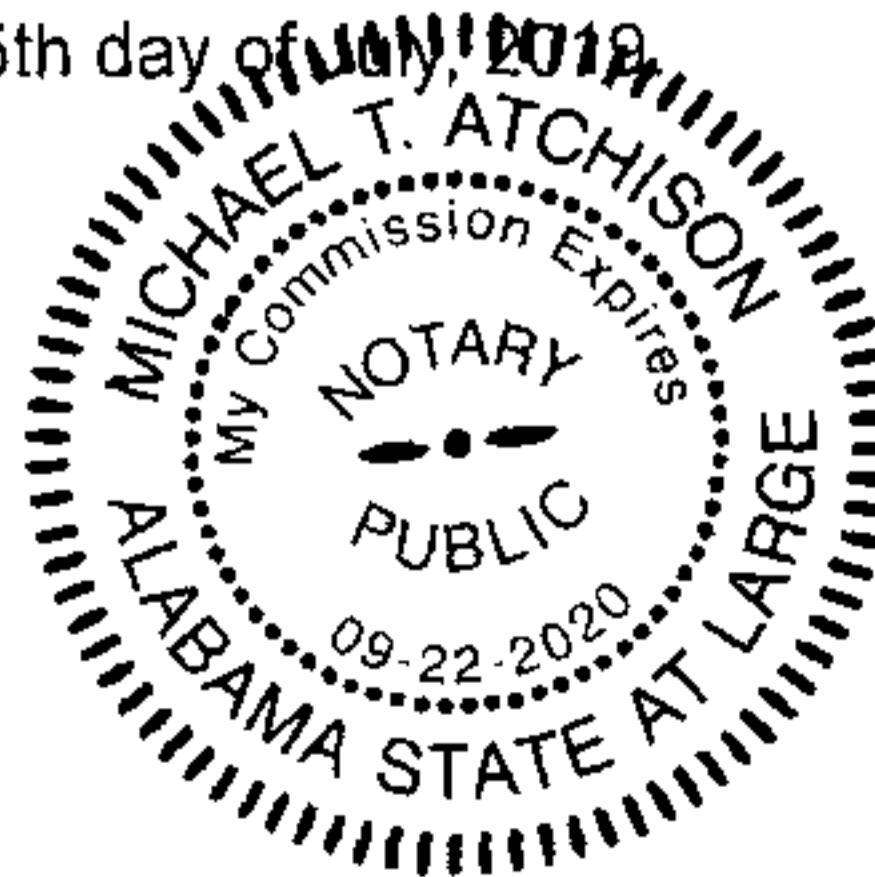
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that James Matthew Butler and Alicia Butler, 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 the 15th day of July, 2019.


  
Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020



20190716000252810 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/16/2019 10:47:15 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That part of the NW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the southeast corner of said quarter-quarter section and run North along the East forty line 740.89 feet to the point of beginning; thence continue North 200 feet; thence turn 87 degrees 51 minutes left and run West 249.4 feet; thence turn 92 degrees 09 minutes left and run South 200 feet; thence turn 87 degrees 51 minutes left and run East 249.4 feet to the point of beginning. Situated, lying and being in Shelby County, Alabama.



20190716000252810 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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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 James Matthew Butler
Alicia Butler

Grantee's Name David R. Harris

Mailing Address 8130 Hwy 28
Columbiana, AL 35051

Mailing Address 175 Highway 435
Columbiana, AL 35051

Property Address 175 Highway 435
Columbiana, AL 35051

Date of Sale July 15, 2019
Total Purchase Price \$123,000.00

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
XX 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 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 of 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 July 15, 2019

Print James Matthew Butler

Unattested (verified by)

Sign James Matthew Butler (Grantor/Grantee/Owner/Agent) circle one

