

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Brett M. Harkey
1913 Chandaway Ct
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Twenty Thousand Five Hundred and 00/100 Dollars (\$220,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

James Burgan Williams, and his wife, Ludmila Florencia Leiva

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Brett M. Harkey and Gulnara Harkey

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Jefferson** County, Alabama to-wit:

see Exhibit "A" attached hereto

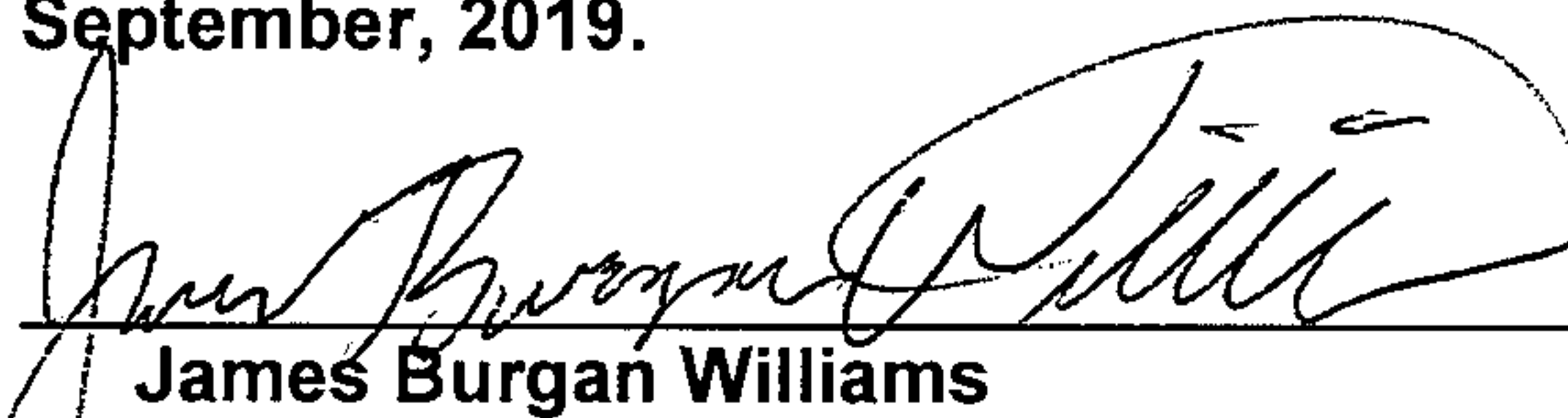
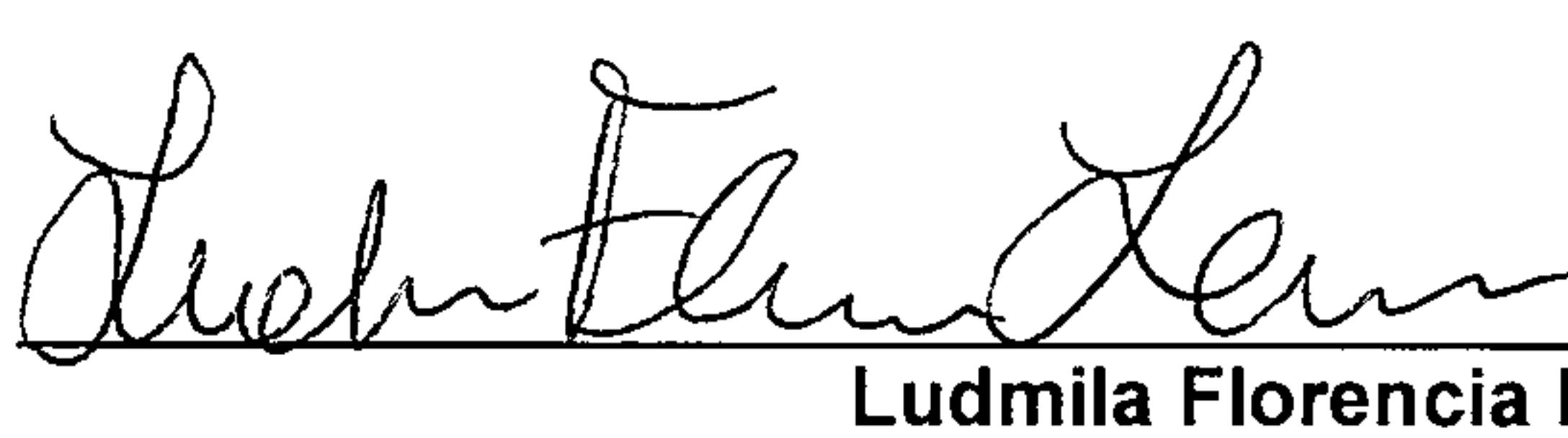
\$220,500.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2019 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

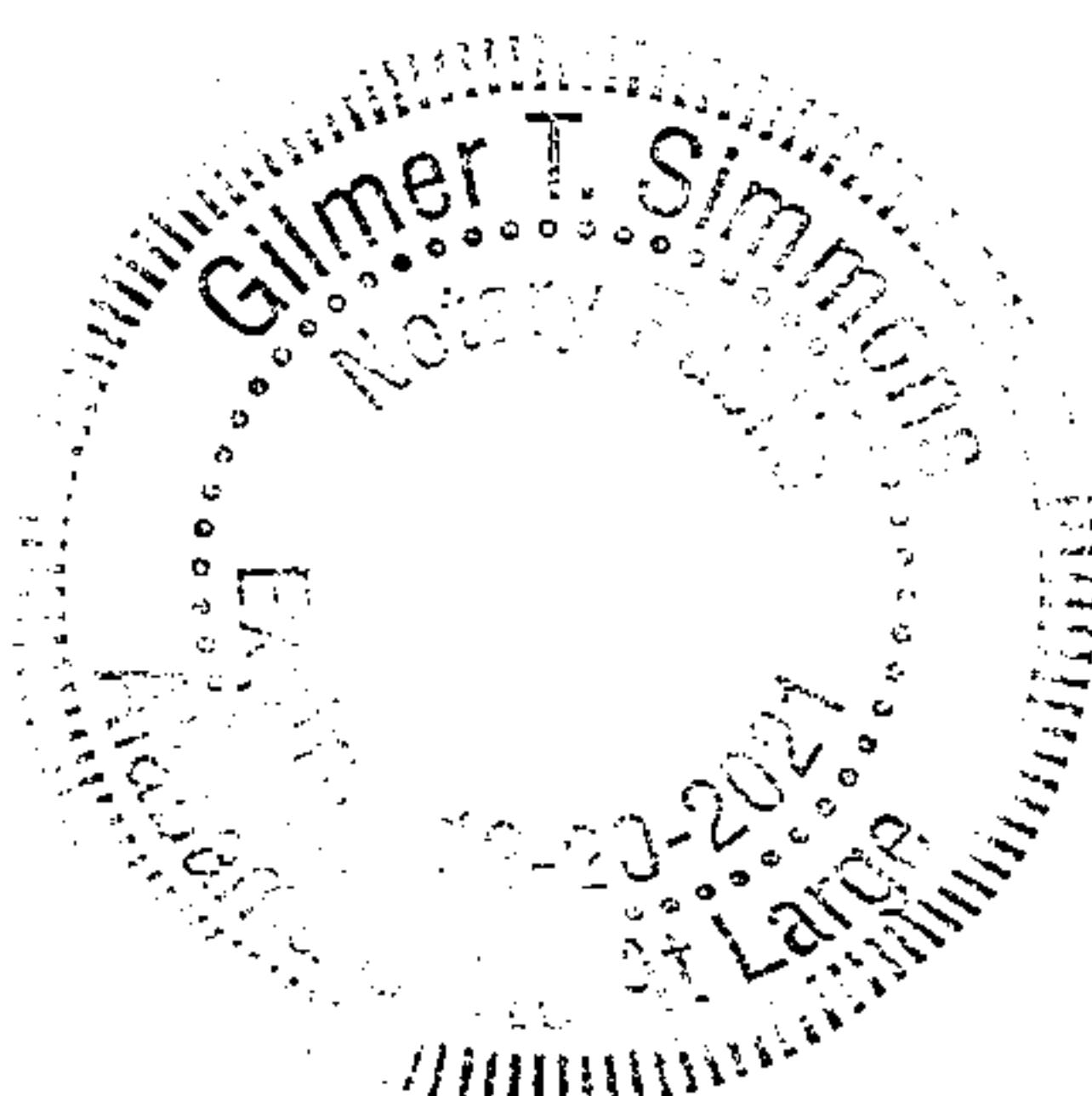
IN WITNESS WHEREOF, we have set our hands and seals, this **24th day of September, 2019**.

 (Seal)  (Seal)
James Burgan Williams **Ludmila Florencia Leiva**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **James Burgan Williams and Ludmila Florencia Leiva** 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 **24th day of September, 2019**.



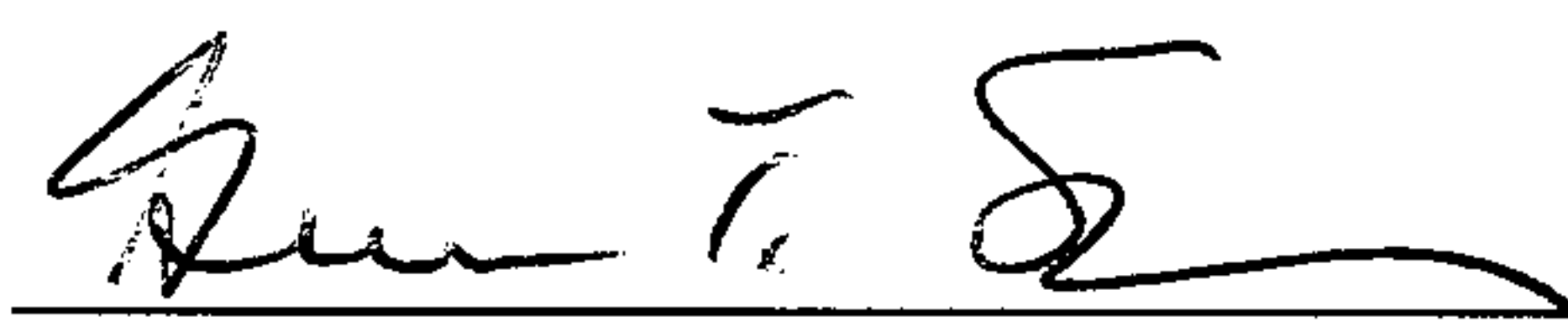

Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2021

EXHIBIT A

Lot 74, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Also,

A parcel of land situated in the West Half of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 20, Range 3 West, thence Southerly along the East line of said quarter-quarter section for a distance of 1326.44 feet to the Southeast corner of said quarter-quarter section; thence in a Southerly direction along the East line of the Southwest quarter of the Southeast quarter of said Section 1 for a distance of 345.69 feet to the Northeast corner of Chandalar South Townhouses, as recorded in Map Volume 7 on Page 166 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 90 degrees and run in a Westerly direction for a distance of 429.03 feet along the North line of Chandalar South Townhouses; thence turn an angle to the left of 32 degrees 43 minutes 15 seconds and run in a Southwesterly direction along the Northwest line of said Chandalar South Townhouses for a distance of 448.16 feet to the Easterly right of way line of a 100 foot wide Alabama Power Company Transmission line easement; thence Northwesterly along said easement a distance of 340 feet to the Southwest corner of Lot 72, as recorded in Chandalar South Second Sector in Map Volume 6, Page 12, in the Office of the Judge of Probate, Shelby County, Alabama; thence Northeasterly 152.52 feet; thence Southeasterly 297.85 feet to the Southeasterly corner of Lot 74 of said Chandalar South Second Sector; thence turn an angle to the left of 16 degrees 43 minutes 04 seconds and run in a Northeasterly direction along the Southeasterly line of said Lot 75 of said Chandalar South Second Sector for a distance of 210 feet; thence turn an angle to the left of 80 degrees 00 minutes 00 seconds and run in a Northwesterly direction along the Easterly line of Lot 75 for a distance of 103.00 feet to the Southwesterly corner of Lot 77, Chandalar South Second Sector; thence turn an angle to the right of 79 degrees 28 minutes 20 seconds and run in a Northeasterly direction along the Southeasterly lines of Lots 77 and 78 for a distance of 226.10 feet to the point of intersection on the Southeasterly line of Lot 78; thence turn an angle to the left of 44 degrees 43 minutes 20 seconds and run in a Northerly direction along the Easterly lines of Lots 78 and 79 for a distance of 285.00 feet (recorded) 284.96 feet (measured) to the Southeasterly corner of Lot 80 of said Chandalar South Second Sector; thence turn an angle to the right of 7 degrees 07 minutes 30 seconds and run in a Northeasterly direction for a distance of 120.93 feet to the Northeasterly corner of Lot 80; thence turn an angle to the left of 18 degrees 43 minutes 34 seconds and run along the Easterly line of Lot 81 in a Northwesterly direction for a distance of 135.82 feet to the Northeasterly corner of Lot 81; thence turn an angle to the right of 10 degrees 37 minutes 54 seconds and run along the Easterly line of Lot 82 for a distance of 153.69 feet (recorded) 153.67 feet (measured) to the Northeasterly corner of Lot 82; thence turn an angle to the right of 13 degrees 37 minutes 14 seconds (recorded) 13 degrees 37 minutes 54 seconds (measured) and run in a Northeasterly direction along the Easterly line of Lot 83 of said Chandalar South Second Sector for a distance of 112.13 feet (recorded) 112.16 feet (measured) to the Northeasterly corner of Lot 83; thence turn an angle to the right of 85 degrees 05 minutes 35 seconds and run in an Easterly direction for a distance of 175.00 feet; thence turn an angle to the left of 58 degrees 19 minutes 50 seconds and run in a Northeasterly direction for a distance of 274.84 feet; thence turn an angle to the left of 34 degrees 44 minutes 10 seconds and run in a Northerly direction for a distance of 86.27 feet; thence turn an angle to the right of 46 degrees 14 minutes 42 seconds and run in a Northeasterly direction for a distance of 183.69 feet to the point of beginning.

LESS AND EXCEPT:

Beginning at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 1, Township 20, Range 3 West, thence in a Southerly direction 1635 feet; thence in a Westerly direction 430 feet; thence in a Northwesterly direction for a distance of 210 feet to a point; said point being the Eastern most corner of Lot 75 as shown in Map Book 6, Page 12 of Chandalar South, Sector 2, thence Northwesterly for a distance of 105 feet; thence Northeasterly for a distance of 225.8 feet; thence Northwesterly for a distance of 285 feet; thence in a Northerly direction for a distance of 120.93 feet; thence in a Northwesterly direction for a distance of 135.82 feet; thence Northwesterly for a distance of 153 feet; thence Northeasterly for a distance of 112.13 feet; thence Easterly for a distance of 175 feet; thence Northeasterly for a distance of 274.84 feet; thence Northwesterly for a distance of 86.27 feet; thence Northeasterly for a distance of 140 feet; thence in an Easterly direction for a distance of 40 feet to the point of beginning. The above described land being located in Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, said property being a part of land described in Deed Book 332, page 320-334, in the Office of the Probate Judge of 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 Name: **James Burgan Williams**

Date of Sale: **September 24th, 2019**

Grantor Name: **Ludmila Florencia Leiva**

Mailing Address: **1913 Chandaway Ct
Pelham, Alabama, 35124**

Total Purchase Price: **\$220,500.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **1913 Chandaway Ct
Pelham, Alabama, 35124**

Grantee Name: **Brett M. Harkey**

Grantee Name: **Gulnara Harkey**

Mailing Address: **124 N. Glades Trail
Panama City Beach, FL 32407**

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 Section 40-22-1 (h).

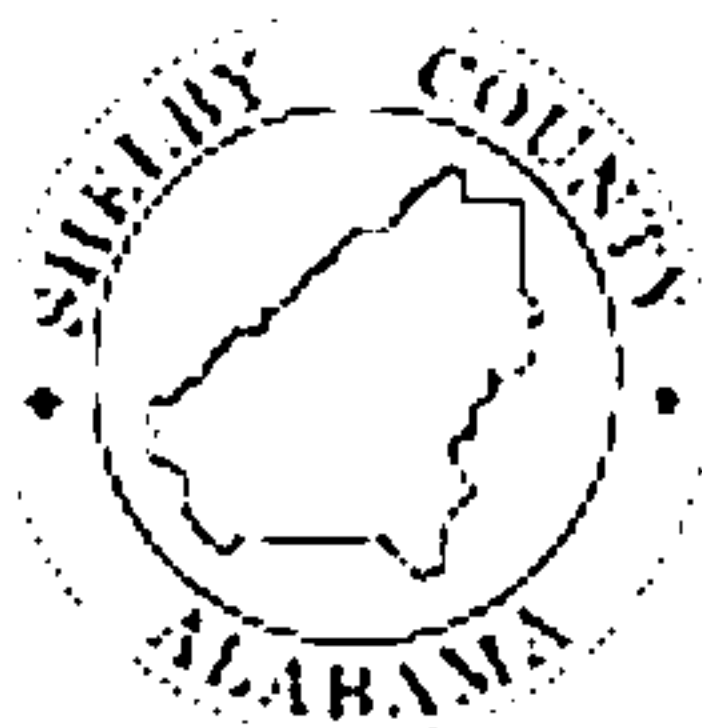
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: **September 24th, 2019**

Print: Gilmer T Simmons

☐ Unattested
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/26/2019 11:27:52 AM
\$248.50 CHARITY
20190926000351840

Alicia S. Boyd