

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2019-344

Send Tax Notice To:
Matthew N. James
270 Camelia Street
Harpersville, AL 35078

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTEEN THOUSAND EIGHT HUNDRED AND 00/100 (\$115,800.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The Estate of Gleaves T James, by Terrence F. James, Personal Representative** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Matthew N. James and Amy James** (hereinafter referred to as GRANTEE), as joint tenants with right of survivorship, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached Exhibit A for legal description

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and vey, if any, of record.

\$87,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together as joint tenants with right of survivorship, with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal, this the 24 day of September, 2019.

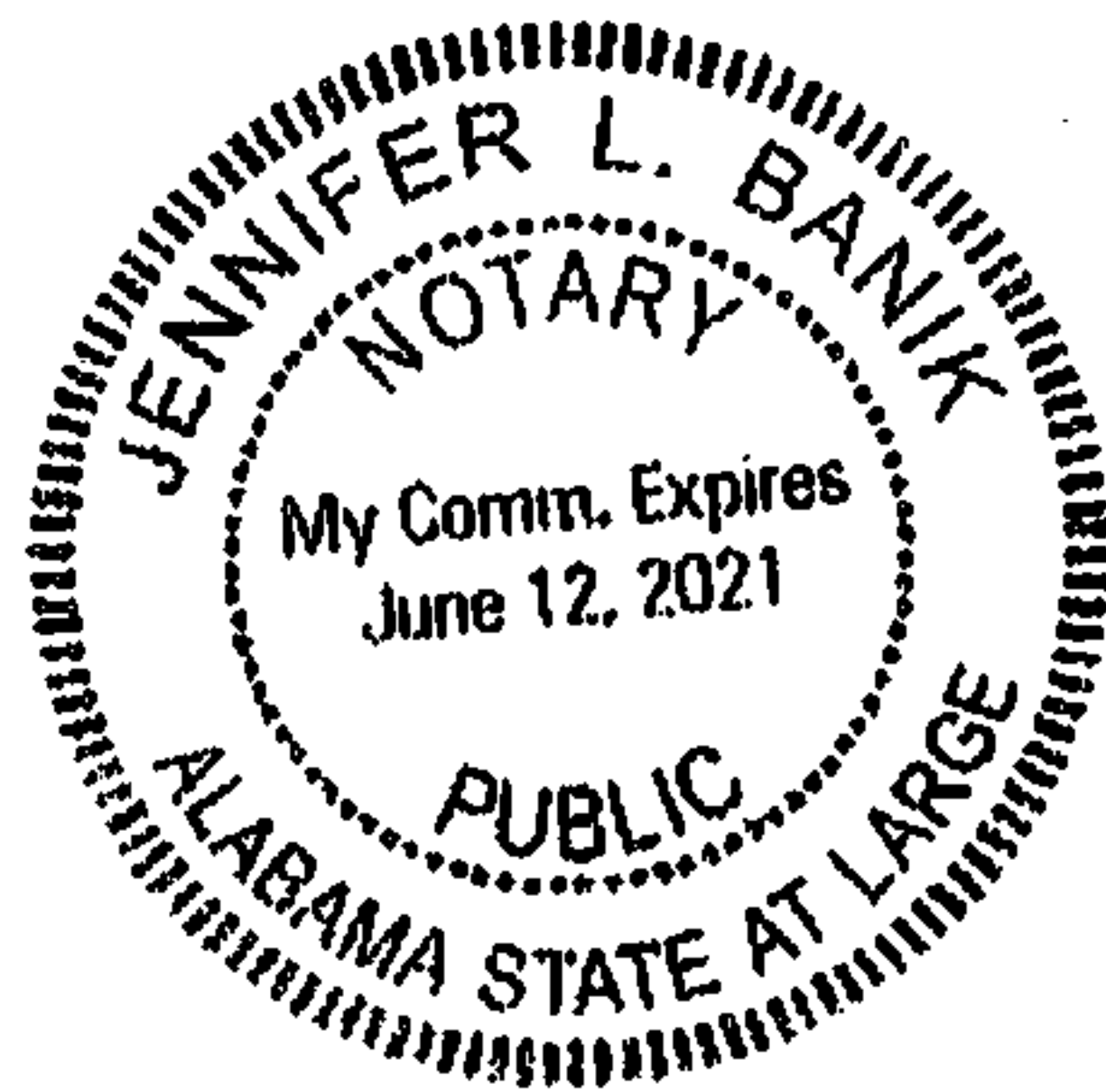
The Estate of Gleaves T James

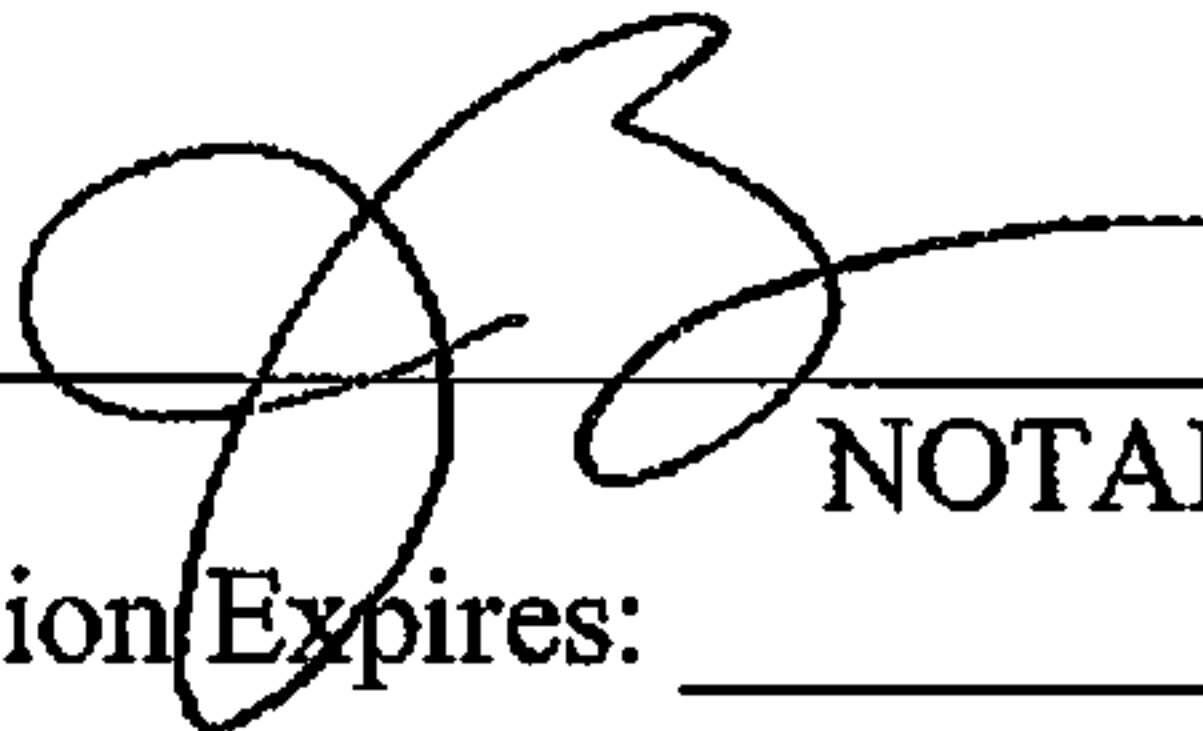
By: 
Terrence F. James, Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that Terrence F. James, whose name as Personal Representative of the Estate of Gleaves T. James, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 24 day of September, 2019.





NOTARY PUBLIC
My Commission Expires: _____

Exhibit A

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, WITH A BACK SITE ALONG THE SOUTH BOUNDARY OF SECTION 27, TURN AN ANGLE OF 22 DEGREES 38 MINUTES TO THE RIGHT AND PROCEED NORTH 60 DEGREES 30 MINUTES WEST FOR A DISTANCE OF 373.5 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE GLAZE GERRY ROAD; THENCE TURN AN ANGLE OF 44 DEGREES 15 MINUTES TO THE LEFT AND PROCEED SOUTH 66 DEGREES 51 MINUTES WEST ALONG THE SOUTHERLY BOUNDARY OF SAID ROAD FOR A DISTANCE OF 48.5 FEET TO THE INTERSECTION WITH A 30 FOOT STREET; THENCE TURN AN ANGLE OF 90 DEGREES 54 MINUTES TO THE LEFT AND PROCEED SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID STREET FOR A DISTANCE OF 560.8 FEET, MORE OR LESS TO THE EAST BOUNDARY OF SECTION 33 OF SAID TOWNSHIP AND RANGE; THENCE PROCEED NORTH ALONG THE EAST BOUNDARY OF SAID SECTION 33 FOR A DISTANCE OF 255.69 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 28 AND NE 1/4 OF THE NE 1/4 OF SECTION 33 TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

ALSO: COMMENCING AT THE NORTHWEST CORNER OF SECTION 34 TOWNSHIP 19 SOUTH RANGE 2 EAST, THENCE NORTH 87 DEGREES 54 MINUTES 11 SECONDS EAST, A DISTANCE OF 182.11 FEET, THENCE SOUTH 33 DEGREES 22 MINUTES 18 SECONDS WEST A DISTANCE OF 313.50 FEET; THENCE NORTH 2 DEGREES 08 MINUTES 29 SECONDS WEST A DISTANCE OF 255.33 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Graves James Estate
 Mailing Address 5564 Alton Dr
Bhm AL 35242

Grantee's Name Matthew & Amy James
 Mailing Address 270 Camelia St
Harpersville AL 35078

Property Address 270 Camelia St
Harpersville AL 35078

Date of Sale 9.26.19
 Total Purchase Price \$ 115,800

or
 Actual Value \$ 115,800

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 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 10.11.19

Print Jennifer L. Brink



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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 10/14/2019 03:48:53 PM
 \$60.00 CATHY
 20191014000378830

Sign

(Grantor/Grantee/Owner/Agent) circle one

Allen S. Boyd

Form RT-1