

After Recording Send Tax Notice To:
IMOGENE HARRELL

20191101000406030
11/01/2019 04:19:19 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, Imogene V. Harrell, a single person (herein referred to as Grantor), who certify that the property conveyed hereby does Not constitute her homestead, grant, bargain, sell and convey an undivided one half interest unto IMOGENE V. HARRELL, Trustee, or her successors in interest, of the IMOGENE V. HARRELL Trust dated August 8, 2016, and restated on October 8th, 2019 and any amendments thereto, the real estate described below situated in SHELBY County, Alabama to wit:

***Lot 12 in Block 6, according to the extension map of
Almont as recorded in the Office of the Probate Judge
of Shelby County, Alabama. Map Book 3, Page 30.***

Parcel ID # 27-4-20-1-001-004.000

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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 the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 8th day of October, 2019.

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Imogene V. Harrell
IMOGENE V. HARRELL

STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that IMOGENE V. HARRELL whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 8th day of October 2019.

[Signature]
NOTARY PUBLIC

My Commission Expires: 08/28/2022

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281



Real Estate Sales Validation Form

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

20191101000406030

11/01/2019 04:19:19 PM DEEDS 3/3

Grantor's Name Imogene V. Harrell
Mailing Address 3908 River Point Ln
Birmingham, AL 35216

Grantee's Name Imogene V. Harrell
Mailing Address 3908 River Point Ln
Birmingham, AL 35216

Property Address Parcel # 27 4 20 1 001 004.000

Date of Sale 10/8/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$4,500.00 (1/2 = \$2250.00)

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 Assesor's 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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
11/01/2019 04:19:19 PM
\$30.50 JESSICA
20191101000406030

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

John Halline
Allison Bayl

eForms

Form RT-1