

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

Send tax notice to:
Bryan K. Harrison
4719 Hollow Lane
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
NO TITLE SEARCH PERFORMED OR EXAMINATION
MADE BY PREPARER OF DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and 00/100 Dollars (\$10.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Bryan K. Harrison, and his wife,
Alanda Thomas, individually and as an heir of William E. Thomas, III, deceased, and
Cindy Waddell Thomas, an unmarried person, as an heir of William E. Thomas, III, deceased

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

Bryan K. Harrison and Alanda Thomas

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

Lot 23, Block 3, according to the Map and Survey of Plantation South, Third Sector, Phase V, as recorded in Map Book 17, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) 2020 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.


Alanda Thomas and Alanda Michelle Thomas are one and the same person.

The purpose of this deed is to clear title following the death of William E. Thomas, III, a grantee in deed recorded in Instrument 20100405000101310 in the Probate Office of Shelby County, Alabama. Two heirship affidavits are being recorded simultaneously herewith.


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 18th day of
October, 2019.


Bryan K. Harrison

(Seal)


Alanda Thomas, individually and as
an heir of William E. Thomas, III

(Seal)


Cindy Waddell Thomas

(Seal)

Cindy Waddell Thomas
as an heir of William E. Thomas, III

STATE OF ALABAMA

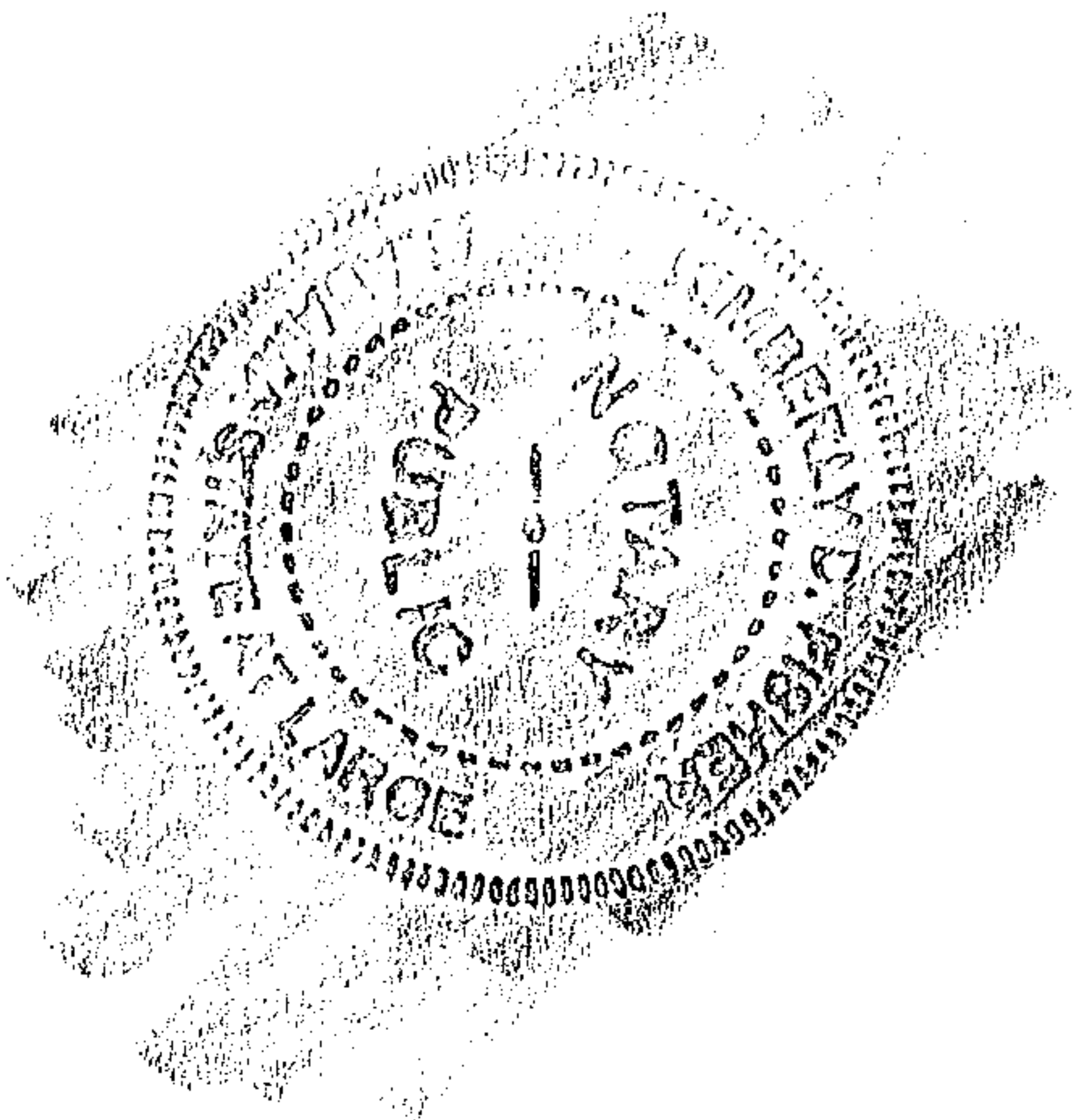
Shelby COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
Bryan K. Harrison, Alanda Thomas, and Cindy Waddell Thomas, 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 18th day of October, 2019.


Notary Public

My Commission Expires: 8-3-2020



REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Bryan K. Harrison**Date of Sale: **October 18**, 2019Grantor Name: **Alanda Thomas**Mailing Address: **4719 Hollow Lane
Helena, Alabama, 35080**Total Purchase Price: **\$10.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **4719 Hollow Lane
Helena, Alabama, 35080**Grantee Name: **Bryan K. Harrison**Grantee Name: **Alanda Thomas**Mailing Address: **4719 Hollow Ln
Helena, AL, 35080**

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 – the purpose of this deed is to clear title following the death of William E. Thomas, III, a grantee in deed recorded in Instr. 20100405000101310.☐ 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: **October 18, 2019**Print: **Gilmer T. Simmons**☐ 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
 12/03/2019 04:08:53 PM
 \$32.00 CHARITY
 20191203000447460

