

This Instrument was prepared by:  
Harrelson Law Firm, LLC  
Gregory D. Harrelson, Esq  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Joseph Habshéy  
491 Helena Road  
Helena, AL 35080

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY THOUSAND and 00/100 Dollars (\$80,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, MICHELLE R. CARRIERE-PERRON, a single individual (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto JOSEPH HABSHEY (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

**THE EASTERLY 100 FEET OF LOTS 5 AND 6, BLOCK 8, ACCORDING TO JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN THE NW ¼ OF THE SW ¼ OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST.**

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning Classifications and Use Restrictions.

\$46,211.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for herself and for her executors, heirs and assigns covenant with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her executors, heirs and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 27th day of November, 2019.

  
Michelle R. Carriere-Perron

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michelle R. Carriere-Perron, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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, this the 27th day of November, 2019.

  
20191206000451860 1/2 \$59.00  
Shelby Cnty Judge of Probate, AL  
12/06/2019 12:47:16 PM FILED/CERT

  
NOTARY PUBLIC

My Commission Expires: 8-21-23

Shelby County, AL 12/06/2019  
State of Alabama  
Deed Tax:\$34.00

# Real Estate Sales Validation Form

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

Grantor's Name Michelle R. Carriere-Perron  
Mailing Address 4344 MorningSide Dr  
Helena AL 35080

Grantee's Name Joseph Hebshey  
Mailing Address 491 Helena Rd  
Helena, AL 35080

Property Address 516 2nd Ave West  
Helena AL 35080

Date of Sale 11-27-19  
Total Purchase Price \$ 80,000

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  
☒ 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 11-27-19

Print Greg Harrelbin

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20191206000451860 2/2 \$59.00  
Shelby Cnty Judge of Probate, AL  
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