

Parcel I.D. #:

Send Tax Notice To: Mary Horton
570 Paradise Cove Lane
Wilsonville, AL 35186

WARRANTY DEED



20191218000468630 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
12/18/2019 10:18:31 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Nine Thousand Dollars and 00/100 (\$9,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Joe Neal Harkins, III, and Tracy Harkins, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Mary Horton**, hereinafter known as the GRANTEE;

A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 23, Township 21 South, Range 1 East, being the same land described in a deed to Kay Maze recorded in Instrument No. 199x-xxxxx, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at a 1 1/2" pipe, found at the northeast corner of the southwest quarter of the southwest quarter of said section 26; Thence South 00 degrees 43' 13" East, along the East line of said Sixteenth Section, a distance of 449.92 feet to a 1" rebar found; Thence South 51 degrees 37' 12" West a distance of 357.00 feet to the Point of Beginning; Thence South 51 degrees 37' 12" West a distance of 125.00 feet to a point; Thence South 26 degrees 24' 12" East a distance of 152.98 feet to a point; Thence North 77 degrees 29' 10" East a distance of 124.05 feet to a point; Thence North 17 degrees 53' 10" West a distance of 128.84 feet to a point; Thence North 38 degrees 22' 48" West a distance of 83.00 feet to the Point of Beginning. The herein described parcel contains 0.547 acres of land.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the

said 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

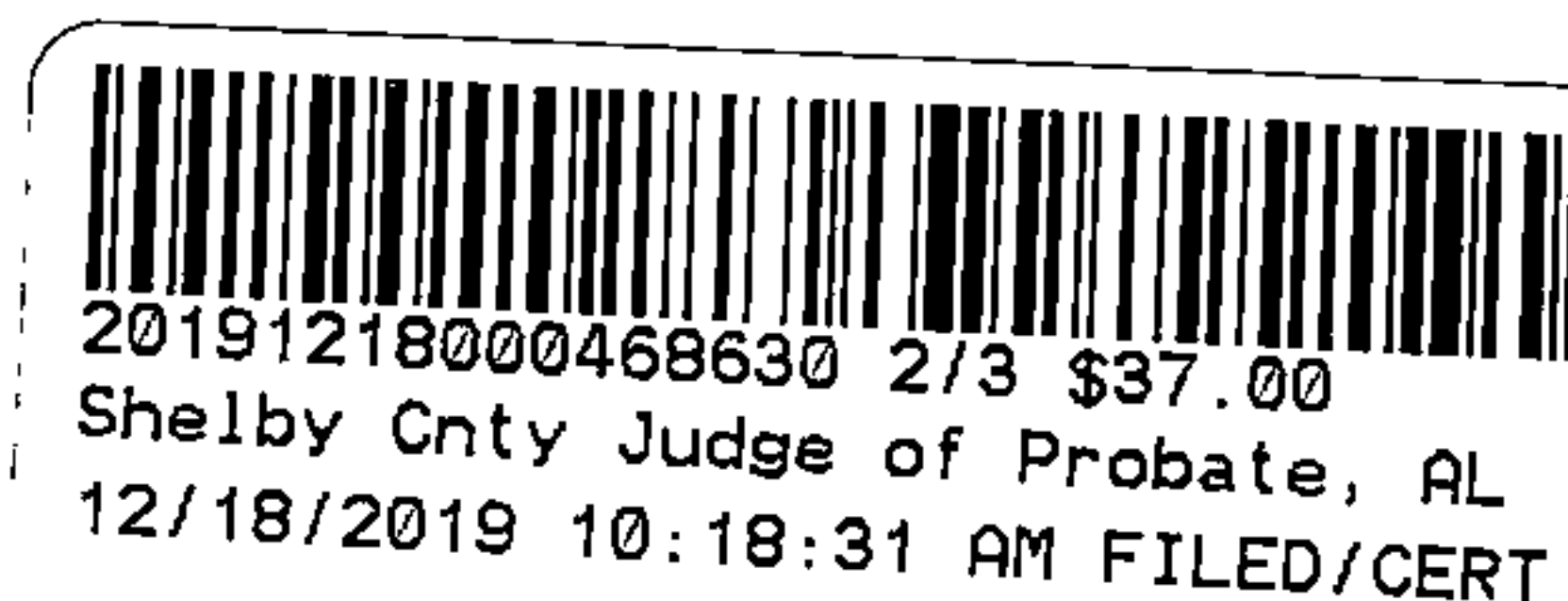
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 9th Day of December, 2019.

Joe Neal Harkins, III

Joe Neal Harkins, III
GRANTOR

Tracy Harkins

Tracy Harkins
GRANTOR

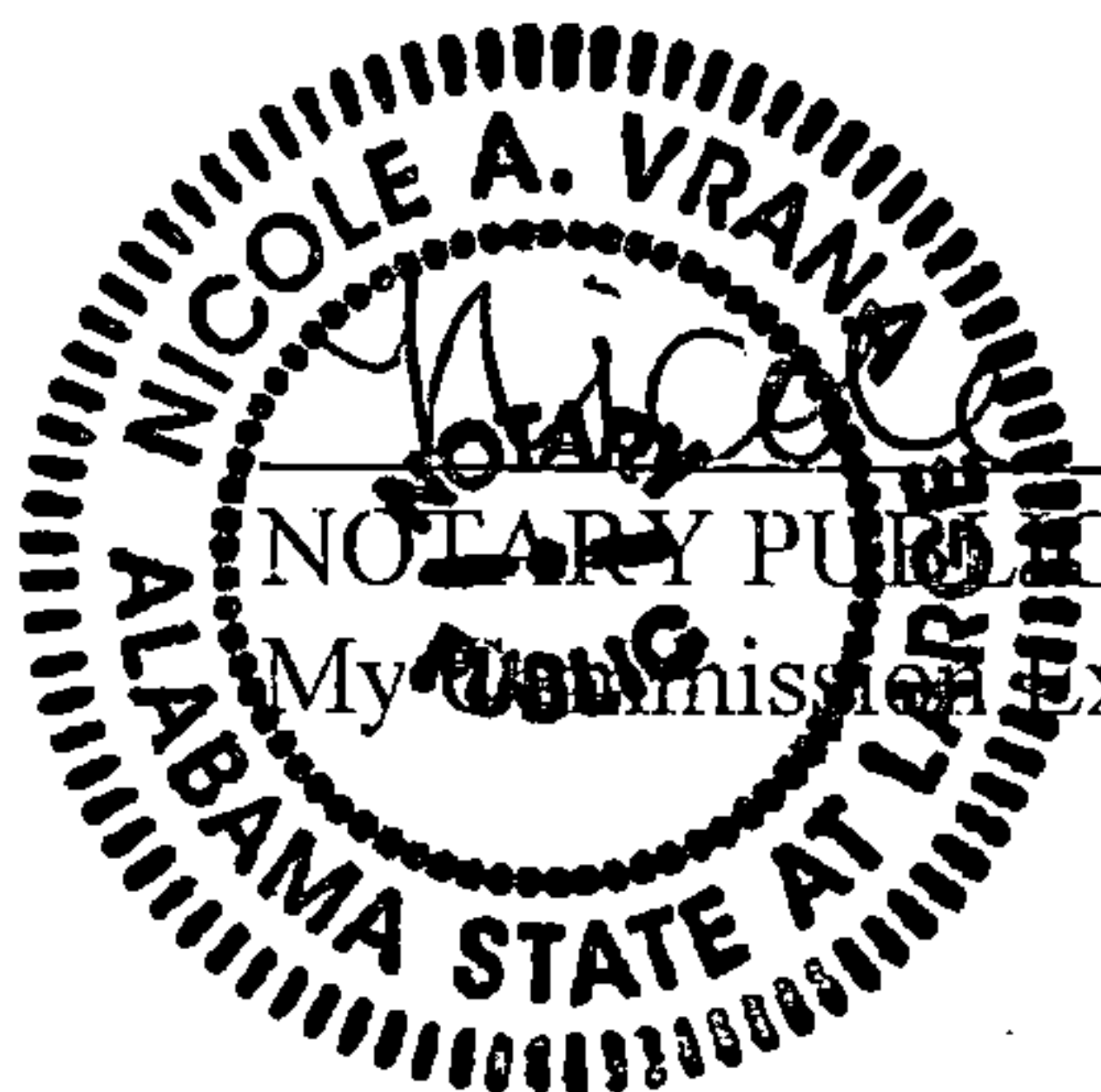


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

and Tracy Harkins

I, the undersigned, a Notary Public in and for said State, do hereby certify that Joe Neal Harkins, III, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 9th Day of December, 2019.



Nicole A. Vrana

NOTARY PUBLIC

My Commission Expires:

5-5-20

Real Estate Sales Validation Form

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

Grantor's Name Joe Harkness
Mailing Address 580 Paradise Cove Ln.
Wetumpka, AL 35773

Grantee's Name Mary Horton
Mailing Address 572 Paradise Cove Ln.
Wetumpka, AL 35726

Property Address 580 Paradise Cove Ln.
Wetumpka, AL 35726

Date of Sale 12/6/19

Total Purchase Price \$ 9,000.00

Shelby County, AL 12/18/2019
State of Alabama
Deed Tax: \$9.00

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



20191218000468630 3/3 \$37.00
Shelby Cnty Judge of Probate, AL
12/18/2019 10:18:31 AM FILED/CERT

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 12/6/19

Unattested

(verified by)

Print MARY HORTON

Sign Mary Horton

(Grantor/Grantee/Owner/Agent) circle one