

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Meredith Danise Little
*126 Braxton Way
Pelham, AL 35124*

20191230000480450
12/30/2019 09:33:58 AM
DEEDS 1/3

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 and NO/100 (\$177,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Clyde William Harper, Jr., as Personal Representative of the Estate of Clyde W. Harper, Sr., Deceased, Case # PR 2019 000623** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Meredith Danise Little** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 90, according to the Survey of Stratford Place, Phase II, Final Plat, as recorded in Map Book 12, Page 91, in the Probate Office of Shelby County, Alabama.

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

Clyde William Harper, Jr., is the surviving grantee of deed recorded in Inst. No. 1994-27336. The other grantee, Clyde William Harper, Sr., having died on or about July 2, 2019.

Property Address: **126 Braxton Way, Pelham, AL 35124**

\$141,600.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S 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 herein above 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 successors, 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 its hand and seal this **23rd day of December, 2019.**

The Estate of Clyde W. Harper, Sr.


By: **Clyde William Harper Jr.**
Its Personal Representative

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Clyde William Harper Jr.** whose name as **Personal Representative** of **The Estate of Clyde W. Harper, Sr.**, 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 Instrument, he as such **Personal Representative** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **23rd day of December, 2019.**



NOTARY PUBLIC
My Commission Expires: **03/14/2020**

| |
|---|
| ALAN CROCKER KEITH Notary Public, Alabama State at Large My Commission Expires March 14, 2020 |
|---|

Real Estate Sales Validation Form

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

| | | |
|------------------|--|---------------|
| Grantor's Name | Clyde William Harper, Jr. as Personal Representative | |
| Mailing Address | of the Estate of Clyde W. Harper, Sr., deceased | |
| | 1645 Glen Cove | |
| | Vestavia, AL 35243 | |
| Property Address | 126 Braxton Way | |
| | Pelham, AL 35124 | |
| | Date of Sale | 12/23/2019 |
| | Total Purchase Price | \$ 177,000.00 |
| | 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)

| | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> 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 § 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 12/27/19

Print Jeff W. Parmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2019 09:33:58 AM
 \$63.50 CHARITY
 20191230000480450

Allen S. Bayl