

This instrument was prepared by:
Joshua L. Hartman
3138 Cahaba Heights Rd., Suite 110
Birmingham, Alabama 35201

Send Tax Notice To:
James R. Harris
Susan M. Harris
263 Creekside Lane
Pelham, AL 35124

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED TWENTY ONE THOUSAND AND 00/100 DOLLARS (\$221,000.00)**, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Thomas Patrick Powell and wife, Brittney Nikole Powell** do hereby grant, bargain, sell and convey unto **James R. Harris and Susan M. Harris**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 188, according to the Survey of Holland Lakes, Sector 3, as recorded in Map Book 37, Page 85, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said 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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of April, 2020.



Thomas Patrick Powell



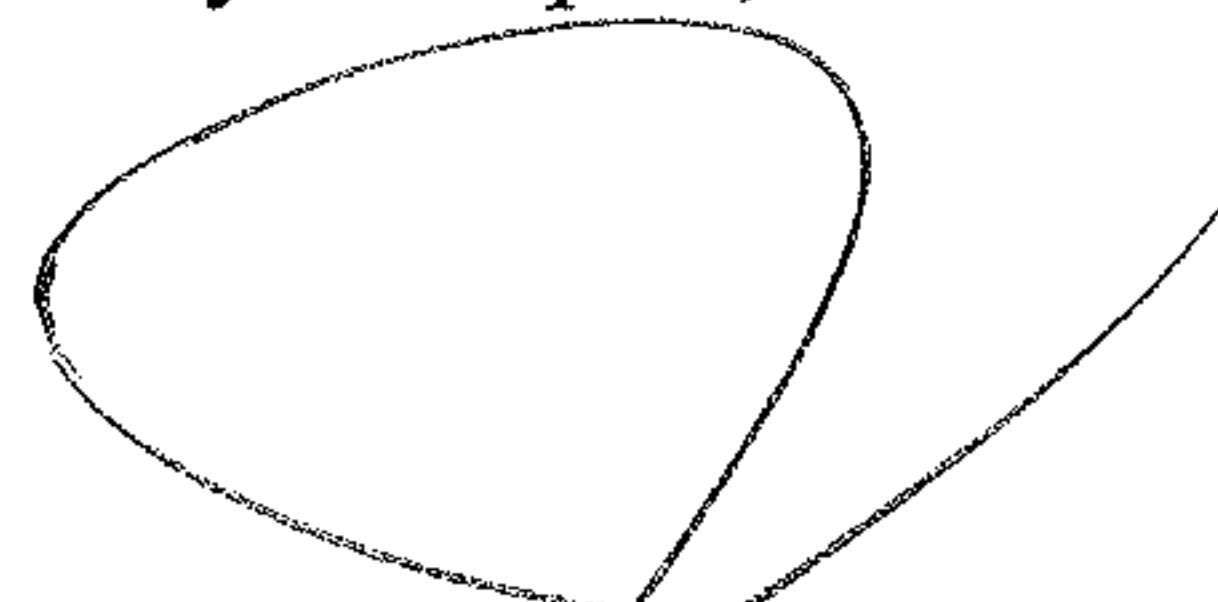
Brittney Nikole Powell

STATE OF ALABAMA)

JEFFERSON COUNTY)

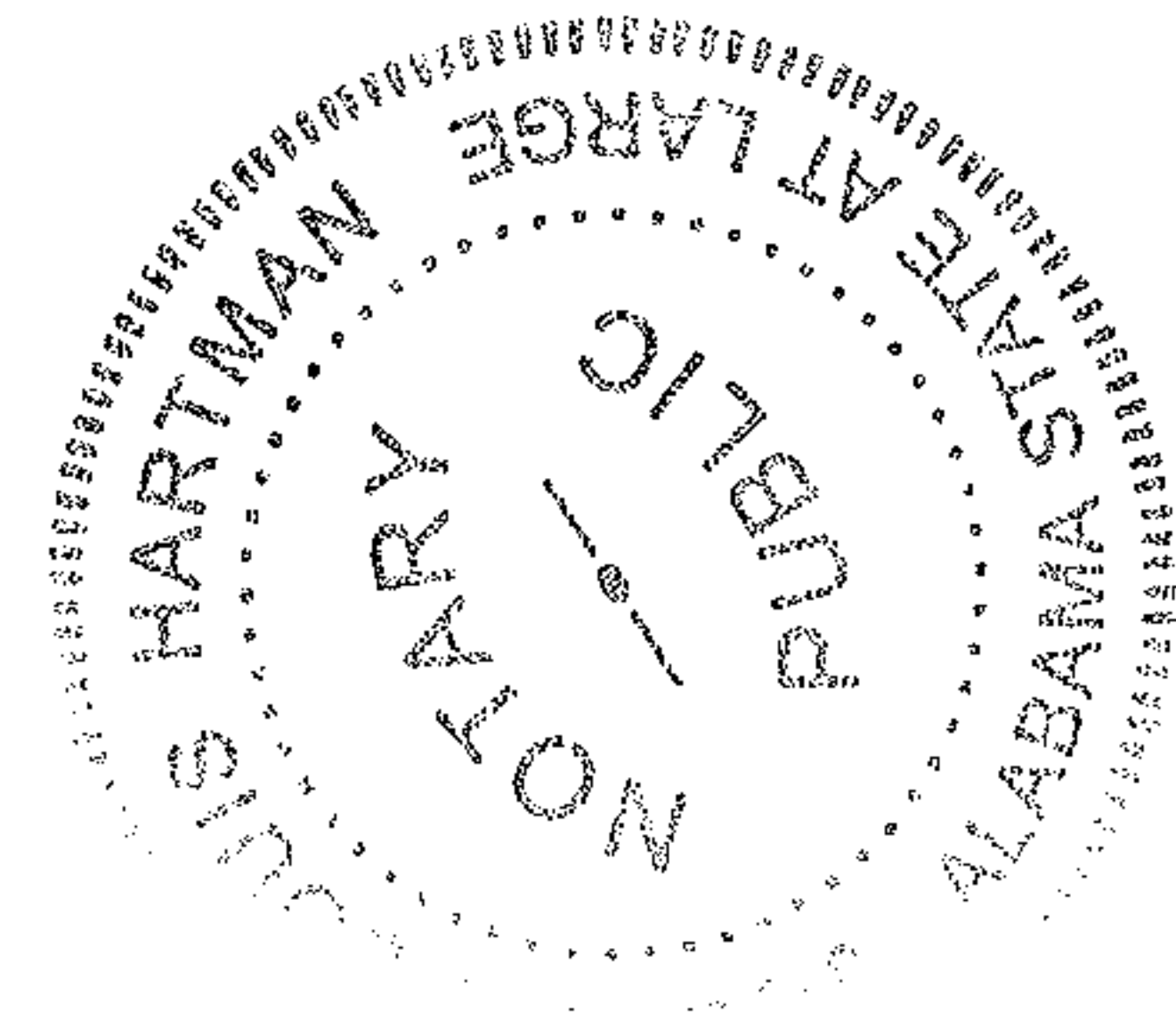
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Patrick Powell and Brittney Nikole Powell, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 2020.



Notary Public

My Commission Expires: 03/19/2024



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975 Section 40-22-1 (h) 20200409000139940 04/09/2020 02:27:14 PM DEEDS 3/3

Grantor's Name Thomas Patrick Powell and Brittney Nikole Powell
Mailing Address _____

Grantee's Name James R. Harris and Susan M. Harris
Mailing Address 263 Creekside Lane
Pelham, AL 35124

Property Address 263 Creekside Lane
Pelham, AL 35124

Date of Sale April 9, 2020
Total Purchase Price \$221,000.00
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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☐ 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: April 9, 2020

Joshua L. Hartman

☐ Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama
Clerk
Shelby County, AL
04/09/2020 02:27:14 PM
\$249.00 SUZANNE
20200409000139940

Sign _____
(Grantor/Grantee/ Owner/Agent) circle one

Allen S. Bayl

Form RT-1