

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Heidi Espey
3084 Blackbird Circle
Hoover, AL 35244

Shelby County, AL 04/21/2020
State of Alabama
Deed Tax: \$150.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Thousand and No/00 Dollars (\$150,000.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Stanley D. Harrelson, as Personal Representative of the Estate of Mary M. Harrelson, deceased, Probate Case No. PR-2020-000060 (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Heidi Espey and James Scott Holladay (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 5, according to the survey of Audubon Forest, First Addition, as recorded in Map Book 11, page 122, in the Probate Office of Shelby County, Alabama.

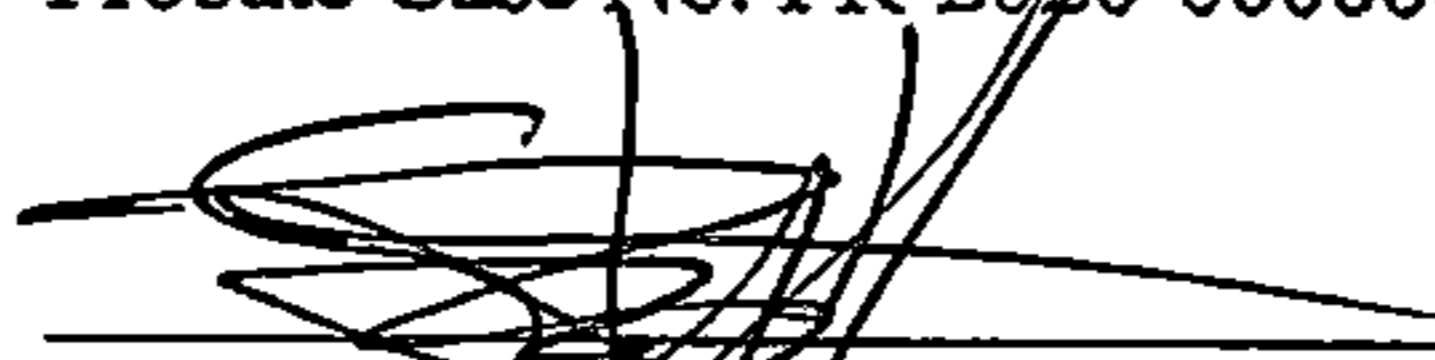
Subject to 2020 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of April, 2020.

ESTATE OF MARY M. HARRELSON, deceased
Probate Case No. PR-2020-000060



By: Stanley D. Harrelson, as
Personal Representative

STATE OF NEW YORK
COUNTY OF NEW YORK

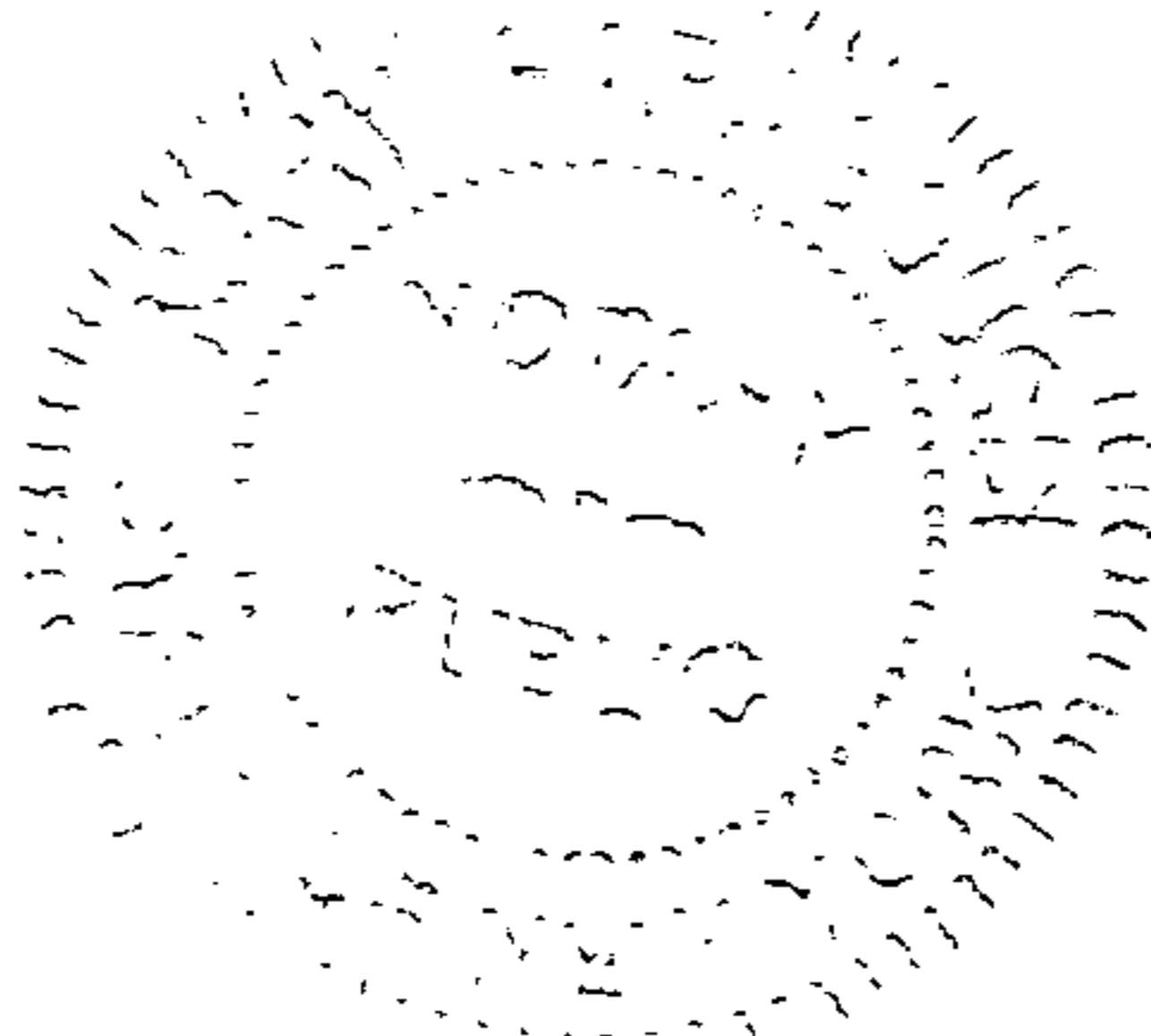
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stanley D. Harrelson, as Personal Representative of the Estate of Mary M. Harrelson, deceased is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date in his capacity as Personal Representative.

Given under my hand and official seal this 11th day of APRIL, 2020.

Mary Saragoussi
Notary Public
My Commission Expires: 05/29/2020



20200421000153940 1/2 \$175.00
Shelby Cnty Judge of Probate, AL
04/21/2020 08:03:51 AM FILED/CERT



MARY SARAGOUSSI
Notary Public, State of New York
NO. 01SA6262738
Qualified in Kings County
Certificate filed in New York County
Commission Expires 05/29/2020

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Stanley D. Harrelson
Mailing Address 174 West 4th St., #197
New York, NY 10014

Grantee's Name: Heidi Espey
Mailing Address: 3084 Blackbird Cr.
Hoover, AL 35244

Property Address: 3076 Blackbird Cr.
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ 150,000.00
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
 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 4/11/2020

X Sign _____
(Grantor/Grantee/Owner/Agent) circle one
Print Stanley D. Harrelson

Unattested

STATE OF NEW YORK
COUNTY OF NEW YORK
(Verified by)

Form RT-1

SWORN TO BEFORE ME
THIS 11TH DAY OF APRIL 20
Mary Saragoussi

MARY SARAGOUSSI
Notary Public, State of New York
NO. 01SA6262738
Qualified in Kings County
Certificate filed in New York County
Commission Expires 05/29/2020

20200421000153940 2/2 \$175.00
Shelby Cnty Judge of Probate, AL
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