

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
20030418000236190, Shelby County
Probate Judge, Shelby County, Alabama,
04/16/2003.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantees herein, the receipt of which is acknowledged, I, **Barbara K. Harrison**, as Personal Representative of the Estate of John C. Bailey, Case No.: PR-2019-000360 as recorded in Shelby County, Alabama, herein referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto herself, **Barbara K. Harrison**, an unmarried woman and **Jo Lynn Foster**, an unmarried woman, as joint tenants with right of survivorship, and as per the Will of John C. Bailey, hereinafter referred to as Grantees, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

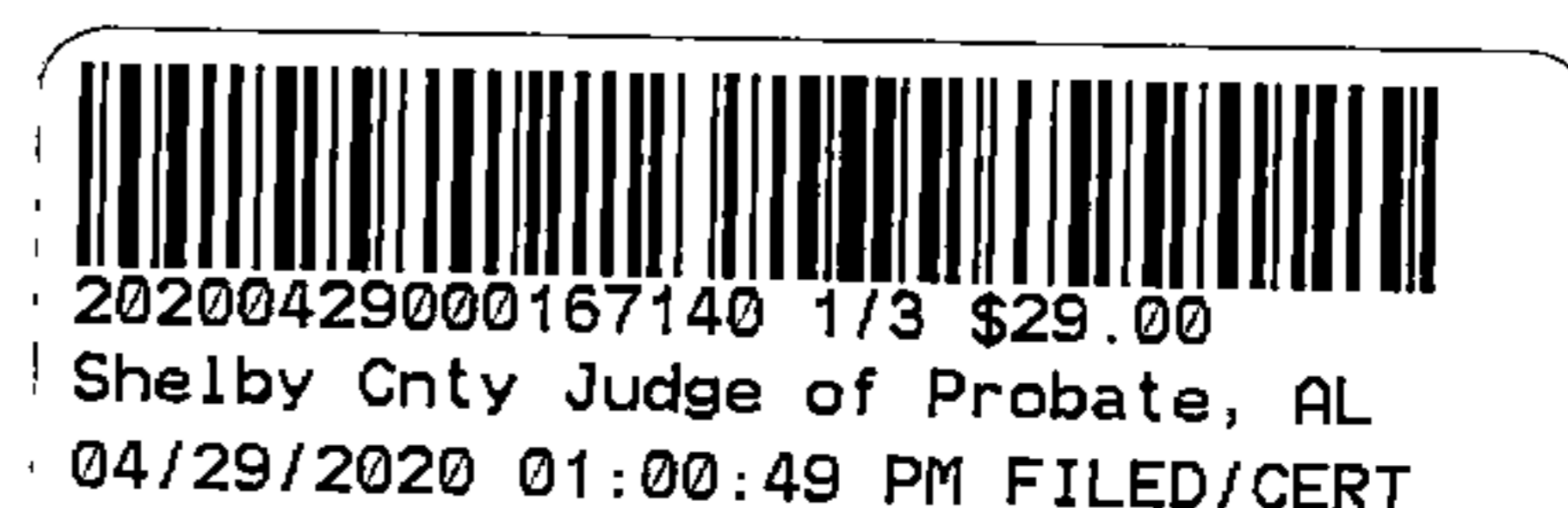
NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, City of Helena, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE Corner of the above said 1/4 - 1/4; thence S02°28'06"E, a distance of 175.54' to the Point of Beginning; thence continue along the last described course, a distance of 191.99'; thence S84°13'33"W, a distance of 512.90'; thence S01°41'44"E, a distance of 155.00'; thence S89°14'48"W, a distance of 275.70'; thence S88°17'25"W, a distance of 229.75'; thence N01°41'44"W, a distance of 87.56'; thence N88°56.03"W, a distance of 46.73'; thence N18°13'26"W, a distance of 145.63'; thence N77°21'45"E, a distance of 352.58'; thence N82°04'13"E, distance of 760.86' Point of Beginning.

Said Parcel containing 5.75 acres, more or less.

Subject To:

Advalorem taxes for the 2020, which are not yet due and payable and subsequent years due and payable



as of October 1 of each year and existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantees together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantees, their successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 13 day of April, 2020.

Barbara K. Harrison
Barbara K. Harrison, as Personal Representative of the
Estate of John C. Bailey


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **Barbara K. Harrison**, as Personal Representative of the Estate of John C. Bailey, 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 13th day of April, 2020.

Elizabeth A. Ralston
Notary Public
My commission expires: 5/22/2022

Send tax notice to:
Barbara K. Harrison
324 Tennyson Drive
Pelham, AL 35124


20200429000167140 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/29/2020 01:00:49 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Barbara K. Harrison as Personal
Mailing Address Representative of the Estate of
John C. Bailey, 324 Tennyson
Drive, Helena, AL 35080

Grantee's Name Barbara K. Harrison and Jo Lynn
Mailing Address Foster, 324 Tennyson Drive, Helena,
AL 35080

Property Address 320 Tennyson Drive
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 126,030.00



20200429000167140 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/29/2020 01:00:49 PM FILED/CERT

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 Shelby County (AL) Tax Assessor's Office

☐ 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 4/13/2020

Print Barbara King Harrison

Unattested

Sign Barbara King Harrison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1