

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) John Daniel Speakman
(Address) 339 County Rd. 177
Jemison, AL 35185

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and .00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, we,
Tamara M. Harris, an unmarried woman, and Ricky Lloyd Harris, an unmarried man,

(herein referred to as grantors) do grant, bargain, sell and convey unto

The Estate of Anne Kelly Speakman, Shelby County, Alabama, Probate Court Case No. PR-2019-000396

(herein referred to as **GRANTEE**) the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A"

This Deed prepared without benefit of a survey at grantee's and grantors' request.
Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 20th day of July, 2020.

WITNESS

Tamara M. Harris (Seal)
Tamara M. Harris

Ricky Lloyd Harris (Seal)
Ricky Lloyd Harris

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Tamara M. Harris, an unmarried woman, whose name(s) 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 I executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2020.

June 29, 2022
My Commission Expires:

Joseph E. Walden
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Ricky Lloyd Harris, an unmarried man, whose name(s) 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 I executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2020.

June 29, 2022
My Commission Expires:

Joseph E. Walden
Notary Public

Exhibit "A"

Beginning at the NE corner of the SE 1/4 of the SE 1/4, Section 34, Township 21, Range 4 West, running West 420 feet; thence South 366 feet; thence East 420 feet; thence North 366 feet to the point of beginning, containing 3 1/2 acres, more or less, said property located in the SE 1/4 of SE 1/4 of section 34, Township 21, Range 4 West, Shelby County, Alabama. Mineral and mining rights excepted.



20200721000304440 2/3 \$67.50
Shelby Cnty Judge of Probate, AL
07/21/2020 01:02:05 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 Tamara Harris
Mailing Address Ricky Lloyd Harris

Grantee's Name Est. of Anne Kelly Speakman
Mailing Address 90 John Speakman
339 Co. Rd. 177
Emison, AL 35085

Property Address 451 Hwy. 253
Montevallo, AL 35115

Date of Sale 7/20/2020

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 39,920.00

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 Tax Assessor

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 7-21-20

Print Joseph E. Walden, Atty.

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20200721000304440 3/3 \$67.50
Shelby Cnty Judge of Probate, AL
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Form RT-1