

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Clayton Chastain Harbour
1755 Ashville Road
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Love and affection** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clayton Chastain Harbour, Personal Representative of the Estate of Mary Ona Wilhoit, a deceased person having died on or about the 18th day of June 2018, Shelby County Probate Case # PR-18-844**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Clayton Chastain Harbour** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Note: This property does not constitute homestead property for Grantor.

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

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 2 day of November, 2020 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Clayton Chastain Harbour (L.S.)

**Clayton Chastain Harbour, Personal Representative
The Estate of Mary Ona Wilhoit
SHELBY County Probate Case PR-18-844**

20201113000519050 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/13/2020 09:41:36 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **Clayton Chastain Harbour** which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, and acting with full authority that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2 day of November, 2020.

Angela Tubbs
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/24/24

EXHIBIT "A"

A parcel of land located in Section 28, Township 22 South Range 3 West, and Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest right of way intersection of Shelby Street and Island Street; thence in a Southwesterly direction along the Southeast right of way boundary of said Island Street 93.00 feet to the point of beginning; thence turn 87 deg. 35 min. to the left in a Southeasterly direction 124.60 feet; thence turn 87 deg. 35 min. to the right in a southwesterly direction 49.60 feet; thence turn 54 deg. 30 min. to the left in a Southerly direction 45.21 feet; thence turn Southwesterly 230 feet, more or less, to the edge of Shoal Creek; thence Northwesterly along said Shoal Creek 160 feet to the intersection of the Southeast boundary of Island Street; thence Northwesterly along said Northeast bank of Shoal Creek 10.00 feet more or less, to intersection with a line parallel to and 10.00 feet Northwest of said Southeast right of way boundary of Island Street; thence Northeasterly along said parallel line 347.00 feet, more or less to intersection with a line 93.00 feet Southwest of and parallel to said Southwest right of way boundary of Shelby Street; thence Southeasterly along said last mentioned parallel line 10.00 feet to the point of beginning; being situated in Shelby County, Alabama.



20201113000519050 2/3 \$29.00
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Real Estate Sales Validation Form

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

Grantor's Name Est of Mary Ann Wilkoff
Mailing Address c/o
1755 Ashville Rd
Montevallo AL 35115

Grantee's Name Clayton Christian Harbor
Mailing Address 1755 Ashville Rd
Montevallo AL 35115

Property Address _____

Date of Sale 11/2/20
Total Purchase Price \$ _____

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 inheritance will

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 11/2/20

Print Chris Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20201113000519050 3/3 \$29.00
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