

SEND TAX NOTICE TO:
Justin Harris and Kassadie Jones
110 Higgins Road
Shelby, AL. 35143

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000942

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Annette Ray, an unmarried woman**, whose address is 13642 Riverway Drive Apt. A, Chesterfield, MO 63017 (hereinafter "Grantor", whether one or more); by **Justin Harris and Kassadie Jones**, whose address is 110 Higgins Road Shelby AL 35143 (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees **Justin Harris and Kassadie Jones, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 110 Higgins Road, Shelby, AL 35143**, to-wit:

A triangular shaped portion of the Northeast Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 15 East, in the Southeast corner thereof, described as follows: Begin at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 15 East, and run West along the South line of said quarter-quarter section 325 feet, more or less, to the east edge of the dirt road running from Shelby County Highway No. 71 to Spring Creek; run thence northeasterly along the east edge of said dirt road 800 feet, more or less, to the east line of said quarter-quarter section; run thence south along the said east line of said quarter-quarter section 723 feet, more or less, to the said point of beginning. Situated in Shelby County, Alabama.

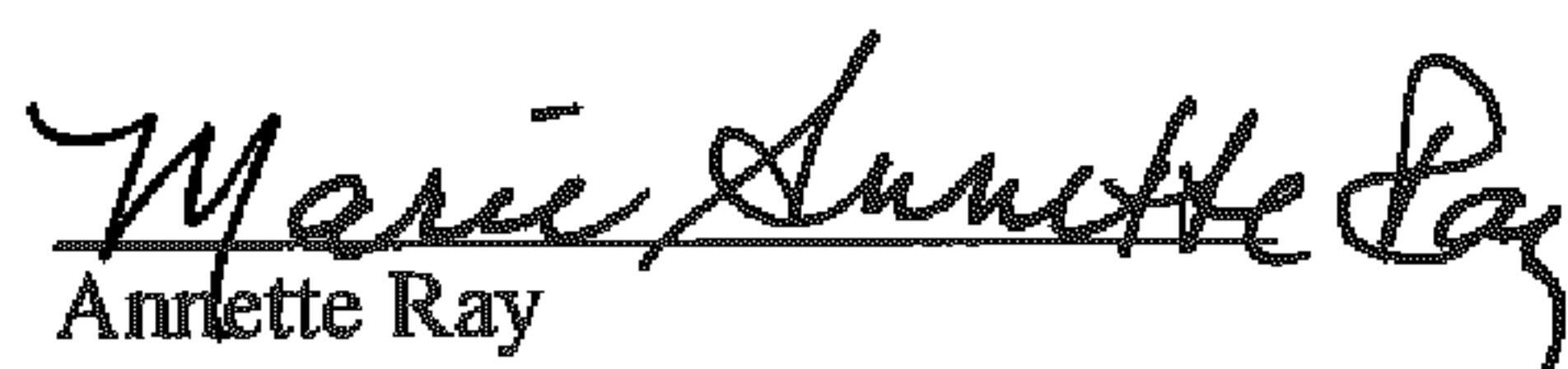
Annette Ray is the surviving grantee of that deed recorded in Book 311 Page 795, in the Probate Office of Shelby County, Alabama; the other grantee Harry R. Ray, having died on or about the 18th day of April 2011.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$191,468.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

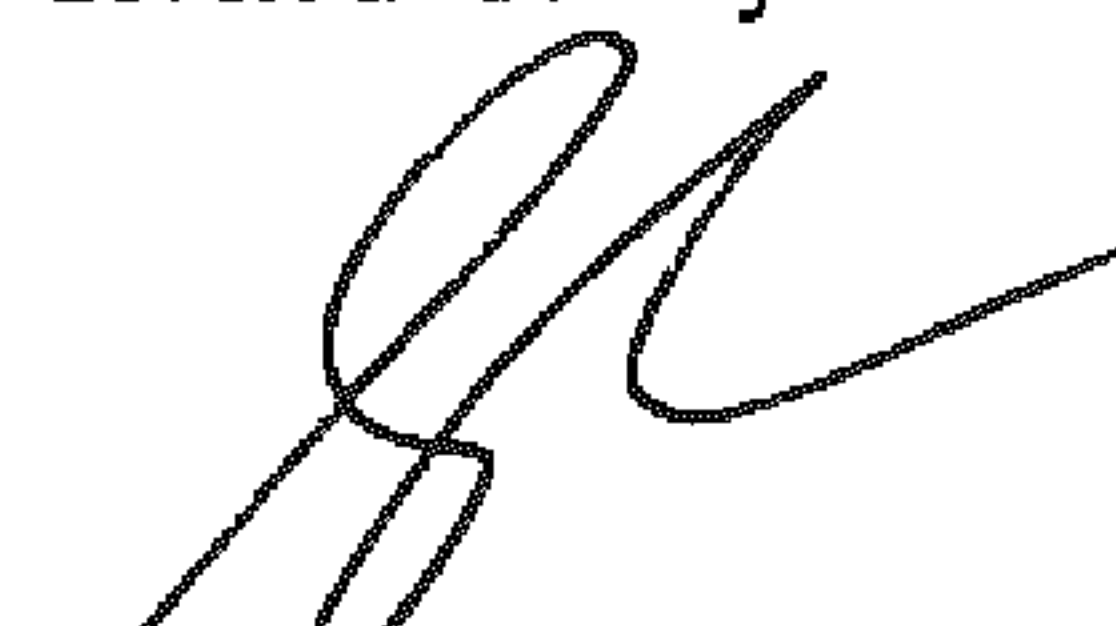
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of January, 2021.


Annette Ray

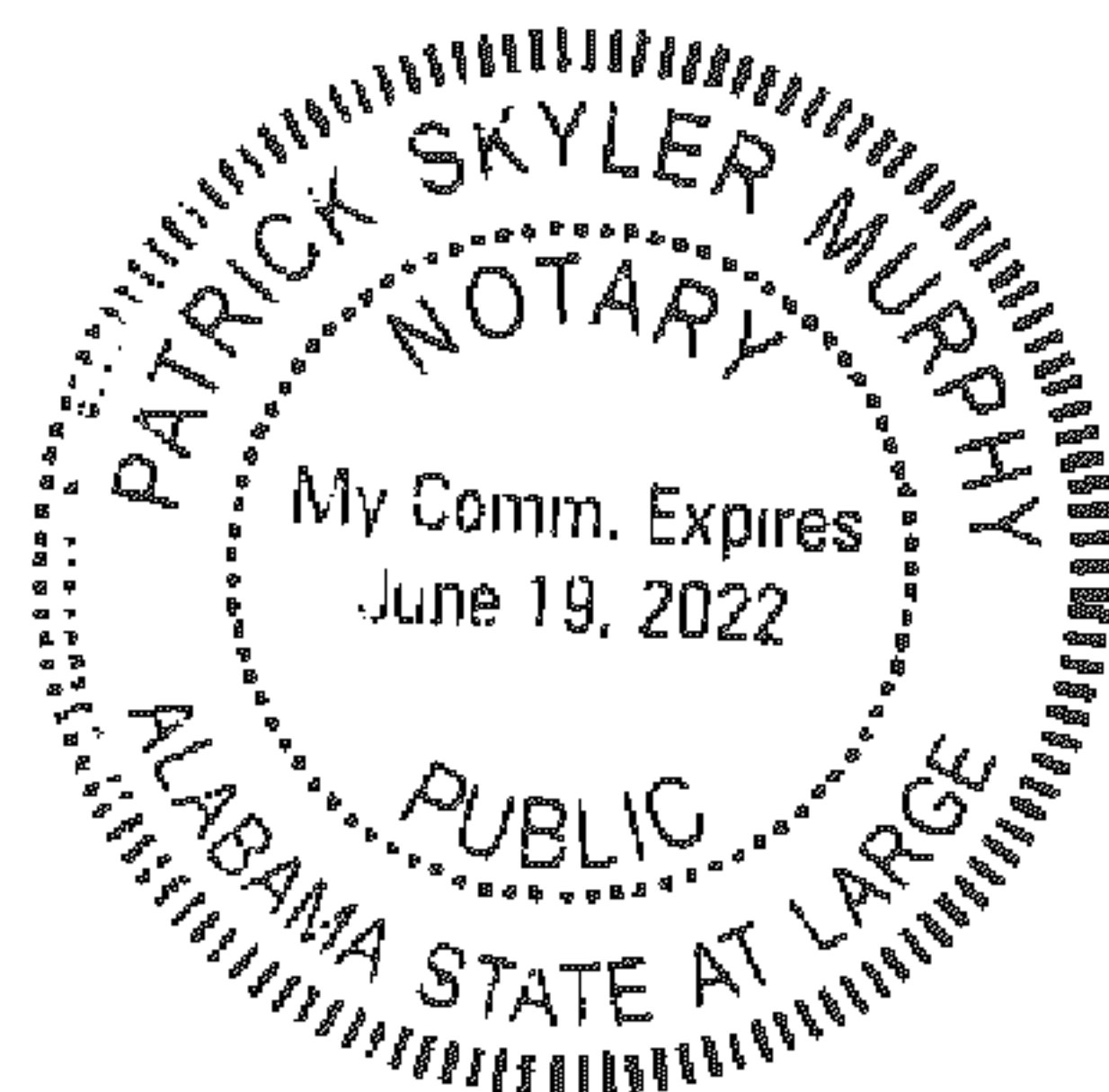
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Annette Ray, an unmarried woman, 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 on this 29th day of January, 2021.



Notary Public



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Annette Ray	Grantee's Name	Justin Harris and Kassadie Jones
Mailing Address	13642 Riverway Drive, APT A Chesterfield, MO 63017	Mailing Address	110 Higgins Rd Shelby AL 35143
Property Address	110 Higgins Rd Shelby AL 35143	Date of Sale	1/29/2021
		Total Purchase Price	\$ 195,000
		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 2-2-21Print Skyler MurphyUnattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/02/2021 11:41:29 AM
 \$32.00 CHARITY
 20210202000054610

Allen S. Bayl