

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Ryan Harry and Leah Harry
994 Farmingdale Road
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Fifty Thousand And No/100 Dollars (\$350,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of Billie Frances Darby, deceased, Shelby County Probate Case No. PR2020-000668 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ryan Harry and Leah Harry (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

Subject to a third party mortgage in the amount of \$350,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 29, 2021.

Estate of Billie Frances Darby, deceased, Shelby County Probate Case No. PR2020-000668

BY: Elizabeth Ann Darby
Elizabeth Ann Darby
Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

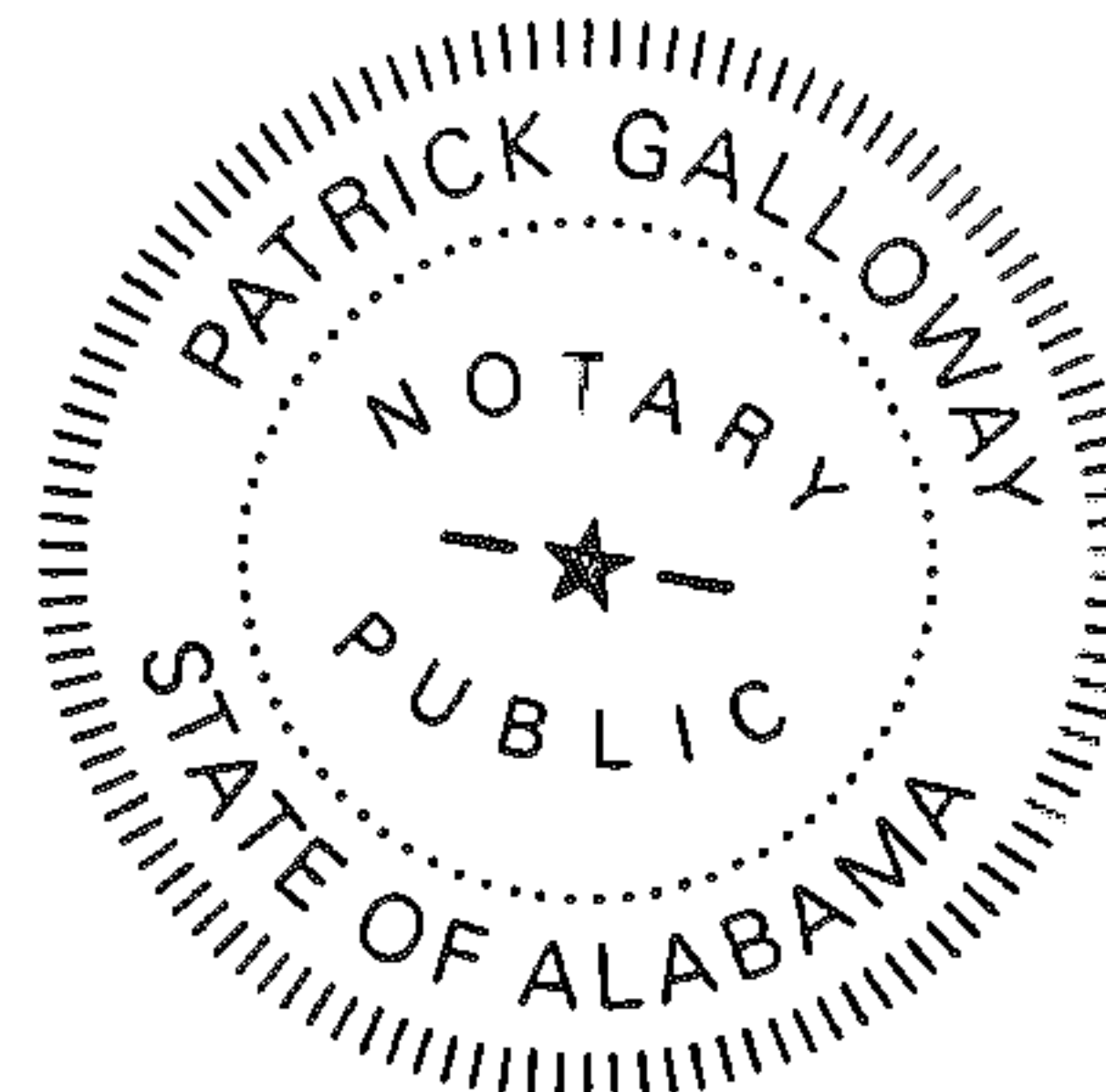
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Ann Darby whose name as Personal Representative for The Estate of Billie Frances Darby, deceased, Shelby County Probate Case No. PR2020-000668 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily and in her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 29 day of January, 2021.

Patrick Galloway
Notary Public

My commission expires:

10-4-2021



Real Estate Sales Validation Form

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

Grantor's Name Estate of Billie Frances Darby,
deceased, Shelby County Probate
Case No. PR2020-000668

Grantee's Name Ryan Harry and Leah Harry

Mailing Address 15040 Ember Springs Cir.,
Apt. 2427
Orlando, FL 32821

Mailing Address 994 Farmingdale Road
Harpersville, AL 35078

Property Address 994 Farmingdale Road
Harpersville, AL 35078

Date of Sale January 29, 2021

Total Purchase Price \$350,000.00

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

☐ 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 - Estate of Billie Frances Darby, deceased, Shelby County Probate Case No.
PR2020-000668, 15040 EMber Springs Cir., Apt. 2427, Orlando, FL 32821 .

Grantee's name and mailing address - Ryan Harry and Leah Harry, 994 Farmingdale Road, Harpersville, AL
35078.

Property address - 994 Farmingdale Road, Harpersville, AL 35078

Date of Sale - January 29, 2021.

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 with 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: January 29, 2021

Sign

Agent



EXHIBIT "A"**LEGAL DESCRIPTION****Parcel I**

The Southwest 1/4 of the Northeast 1/4 of Section 32, Township 19 South, Range 2 East, in Shelby County Alabama.

Less and Except

A parcel of land lying in the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 19 South, Range 2 East, in Shelby County Alabama, more particularly described as follows;

For the point of beginning commence at the Northwest corner of the South 1/2 of the Northeast 1/4, Section 32, Township 19 South, Range 2 East and run East along Northern boundary of South 1/2 of the Northeast 1/4 for a distance of 222.7 feet; thence turn $88^{\circ}43'$ to the right and run 281.4 feet; thence turn $91^{\circ}20'$ to the right and run 233.4 feet to the West boundary line of the South 1/2 of the Northeast 1/4; thence turn $90^{\circ}51'$ to the right and run 281.2 feet to the point of beginning.

Less and Except

A parcel of land lying in the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 19 South, Range 2 East, in Shelby County Alabama, more particularly described as follows;

Commence at the Northwest corner of the South 1/2 of the Northeast 1/4 of Section 32, Township 19 South, Range 2 East, and run easterly along the northern boundary of the South 1/2 of the Northeast 1/4 a distance of 222.67 feet; thence turn a deflection angle to the right $88^{\circ}43'21"$, and run southerly 281.35 feet to the point of beginning; thence continue along last named course a distance of 184.00 feet; thence turn a deflection angle to the right $91^{\circ}19'28"$ and run westerly 240.32 feet to a point on the west boundary of said 1/4 section line; thence turn a deflection angle to the right $90^{\circ}50'47"$ and run northerly along said 1/4 line 184.00 feet; thence turn a deflection angle to the right $89^{\circ}08'59"$ and run easterly 233.35 feet back to the point of beginning.

Parcel II

That portion of the South 10 acres of the Southeast 1/4 of the Northwest 1/4 of Section 32, Township 19 South, Range 2 East, Lying East of County Road 444 (Farmingdale Road) in Shelby County Alabama.

Less and except any part of subject property lying in a public right of way



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/03/2021 01:25:45 PM
 \$32.00 JESSICA
 20210203000057640

Allen S. Bayl