

This Instrument Prepared By: \$ 509,900.00 (Purchase Price)



Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA §
SHELBY COUNTY §
WARRANTY DEED §

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIVE HUNDRED NINE THOUSAND AND NINE HUNDRED, DOLLARS AND NO/100 (\$ 509,900.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **JOSEPH F. HALEY, III and JENNIFER G. HALEY, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **TOBY J. TENHARMSSEL AND HOLLY C. TENHARMSSEL, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR IN FEE SIMPLE**, (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT “A”

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

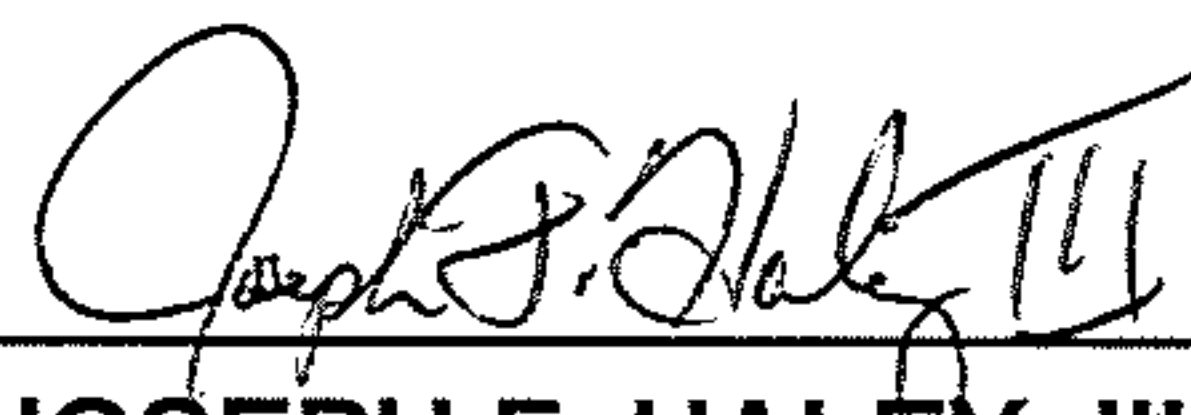
THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

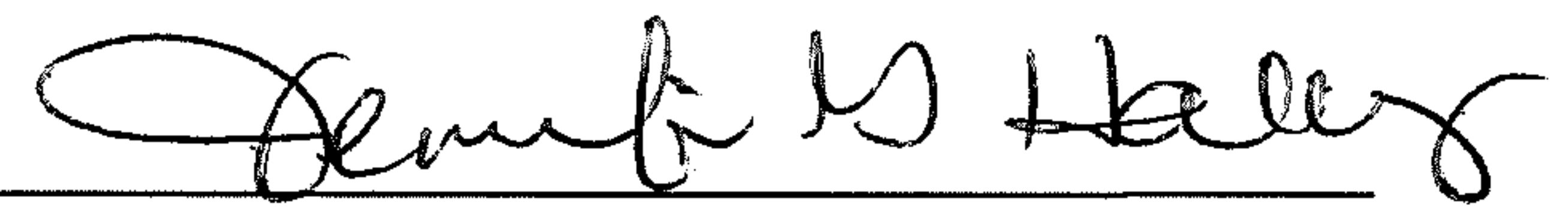
1. Taxes for current and subsequent years.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Covenants, Conditions and Restrictions recorded in Instrument No. 20070917000435160.
4. Easement granted Alabama Power Company by instrument recorded in Deed Book 138, Page 91, Instrument No. 20040629000355340, Instrument No. 20050801000383330, Instrument No. 20060201000052460, Instrument No. 20120628000228750 and Instrument No. 20120628000228760.
5. Terms, conditions, obligations, rules, regulations and by-laws of Riverwoods Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20020731000356160.
6. By-Laws of Riverwoods Association, Inc. as recorded in Instrument No. 20020731000356170.
7. Subject to easements, restrictions, covenants, agreements, and mineral exceptions if any.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced form the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interest which they may own to the Grantee/s.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters

to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 29th day of July, 2020.

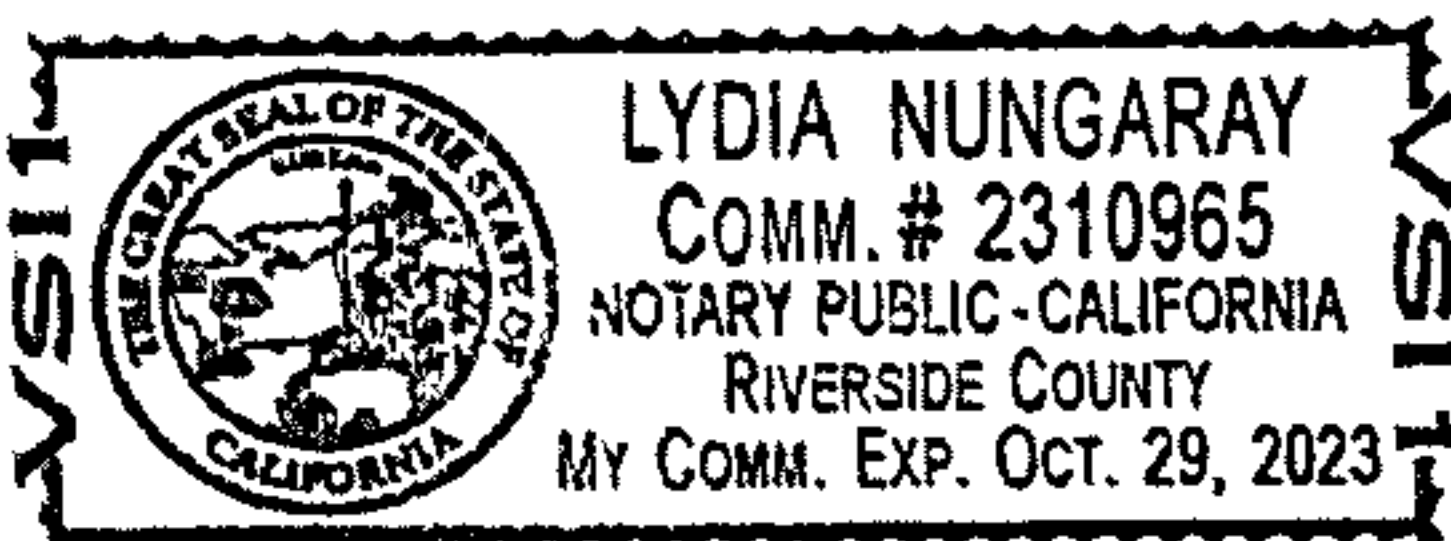

JOSEPH F. HALEY, III

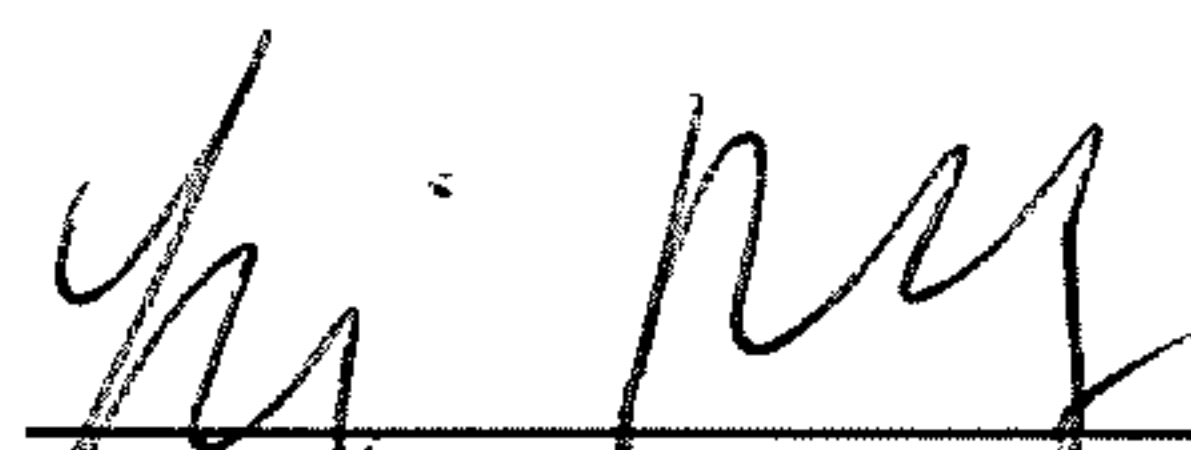

JENNIFER G. HALEY

STATE OF California
COUNTY OF Riverside

I, the undersigned Notary Public, in and for said State, hereby certify that, **JOSEPH F. HALEY, III**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2020.
(AFFIX NOTARIAL SEAL)

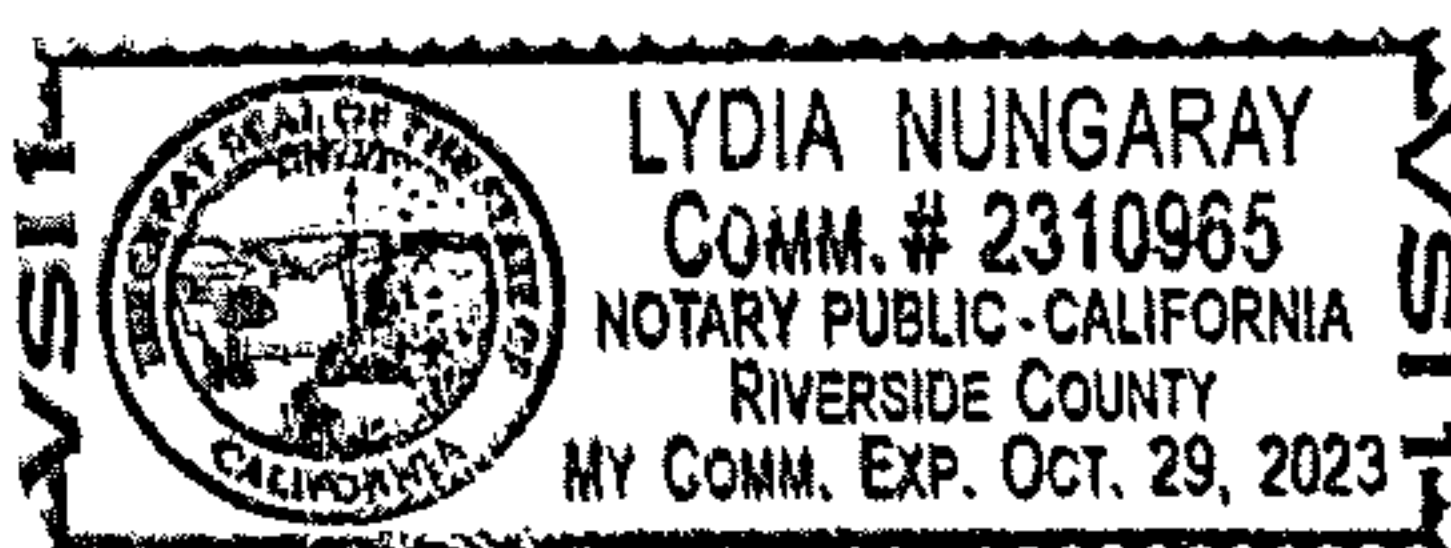


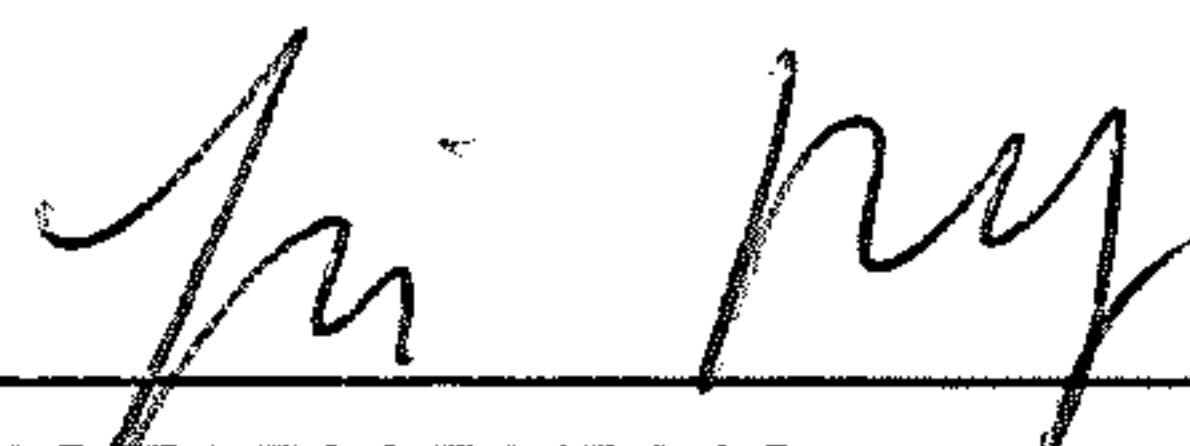

NOTARY PUBLIC
My Commission Expires: 10/29/2023

STATE OF California
COUNTY OF Riverside

I, the undersigned Notary Public, in and for said State, hereby certify that, **JENNIFER G. HALEY**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2020.
(AFFIX NOTARIAL SEAL)




NOTARY PUBLIC
My Commission Expires: 10/29/2023

PROPERTY ADDRESS:
198 West Trestle Way
Helena, AL 35080

GRANTEE'S ADDRESS:
198 West Trestle way
Helena, AL 35080

GRANTOR'S ADDRESS:
2707 N. 118th St.
Omaha, NE 68104

THIS DEED SHALL BE MADE EFFECTIVE ON: January 25, 2021



JOSEPH F. HALEY, III



JENNIFER G. HALEY

Date _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

County of Riverside

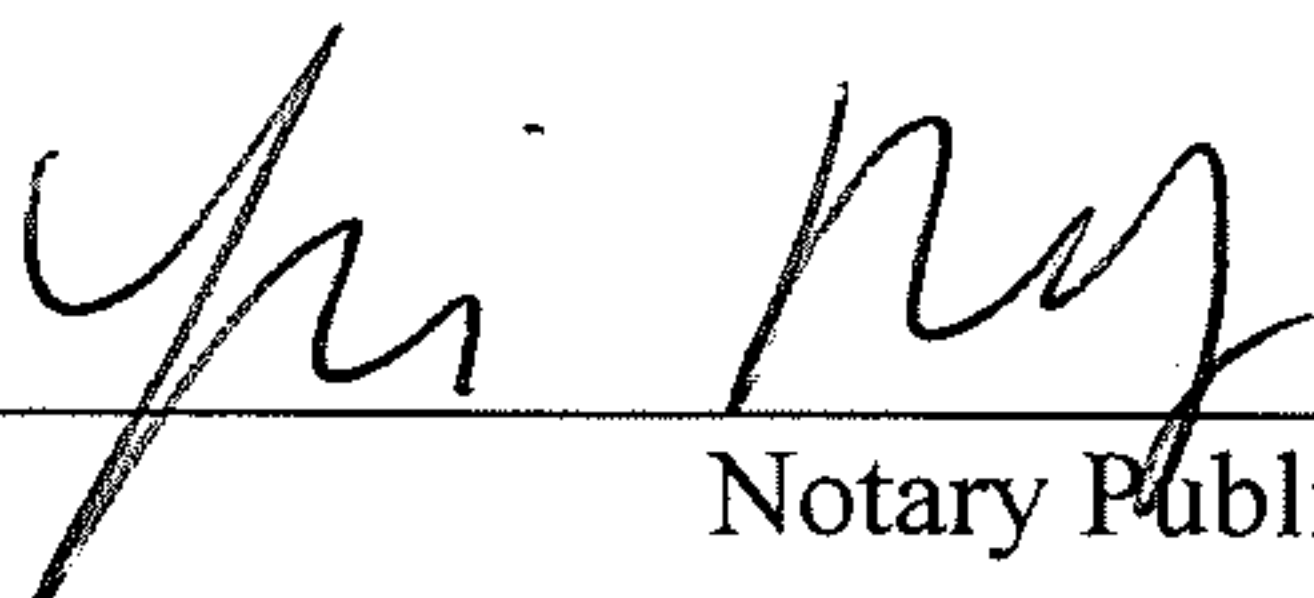
On July 29th, 2020

before me, Lydia Nungaray, Notary Public
(here insert name and title of the officer)

personally appeared JOSEPH F. HALEY, III and JENNIFER G. HALEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

Lydia Nungaray

(Notary's name must be typed or legibly printed)

[NOTARY STAMP OR SEAL]

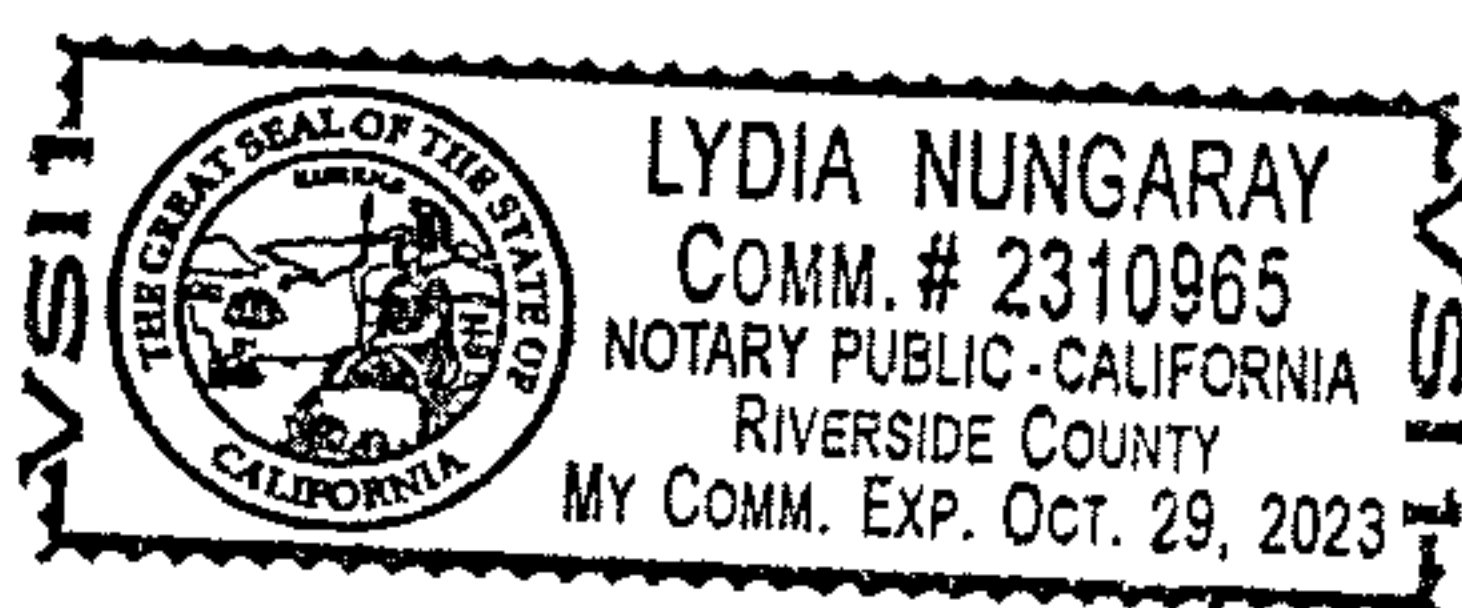


EXHIBIT "A"

LOT 824, ACCORDING TO THE SURVEY OF FINAL PLAT SHEET I, RIVERWOODS EIGHTH SECTOR - PHASE I, AS RECORDED IN MAP BOOK 43, PAGES 28-A AND 28-B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

Grantor's Name NEI Global Relocation Company
 Mailing Address 2707 N. 118th St
Omaha, NE 68164

Property Address 198 West Trestle Way
Helena, AL 35080

Grantee's Name Toby J. TenHarmsel
Holly C. TenHarmsel
 Mailing Address 198 West Trestle Way
Helena, AL 35080

Date of Sale 25th day of January, 2021
 Total Purchase Price \$509,900.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/03/2021 01:33:23 PM
 \$52.00 CHERRY
 20210203000057700

Allen S. Byrd

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

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).