

20210309000115490
03/09/2021 08:51:43 AM
DEEDS 1/3

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Charles L. Payne Jr.
Kristen L. Payne
1626 Tara Drive
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED ELEVEN THOUSAND EIGHT HUNDRED and 00/100 Dollars (\$211,800.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Bobby J. Harris, as Personal Representative of the Estate of Michael Joe Harris, deceased, Probate Case No. PR2017-000698 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Charles L. Payne, Jr. and Kristen L. Payne, husband and wife, (herein referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

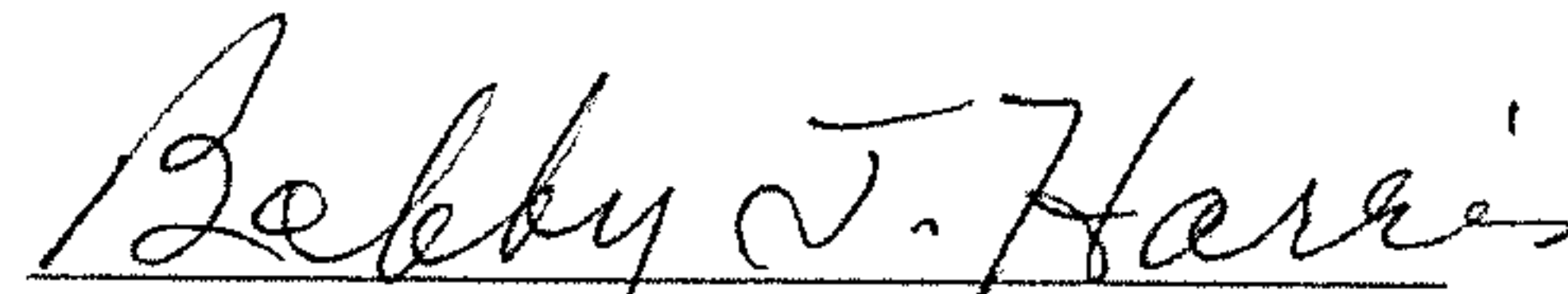
See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

\$169,440.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for itself/himself and for its/his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that it/he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it/he has a good right to sell and convey the same as aforesaid; that it/he will, and its/his heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 28th day of January, 2021.



Bobby J. Harris, As Personal Representative of the Estate of Michael Joe Harris, deceased, Probate Case No. PR2017-000698 in the Probate Office of Shelby County, Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobby J. Harris, whose name as Personal Representative of the Estate of Michael Joe Harris, deceased, Shelby County Probate Case No. PR2017-000698, 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, he, in his capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28th day of January, 2021.



NOTARY PUBLIC
My Commission Expires: 08/21/2023

EXHIBIT "A"

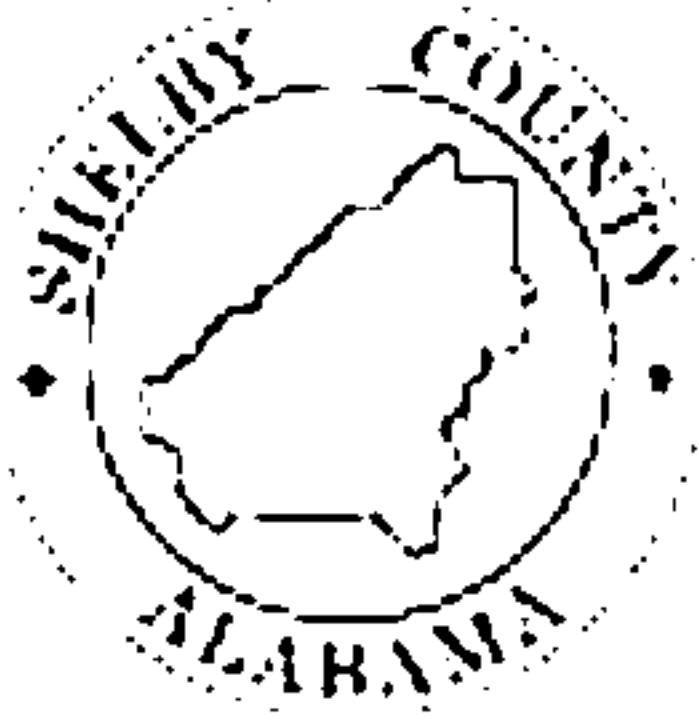
Legal Description:

Parcel I:

Lot 8, according to the Final Plat of Shire Valley Farms, as recorded in Map Book 31, Page 70, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II:

Lot 19B, according to the Final Plat of Lot 19 of Shire Valley Farms, as recorded in Map Book 34, Page 129, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2021 08:51:43 AM
\$70.50 MISTI
20210309000115490

20210309000115490 03/09/2021 08:51:43 AM DEEDS 3/3

Real Estate Form

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

Grantor's Name Esate of Michael Joe Harris
Mailing Address 1 Riverchase Ridge
Birmingham, AL 35244

Grantee's Name Charles L. Payne, Jr.
Mailing Address Kristen L. Payne
1626 Tara Dr
Columbiana, AL 35051

Property Address See Legal attached to Deed

Date of Sale 01/28/2021
Total Purchase Price \$ 211,800.00
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
☒ 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).

Date 1/28/21

Print Bobby J. Harris

Unattested

Sign Bobby J. Harris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1