



20210311000122160 1/3 \$543.00  
Shelby Cnty Judge of Probate, AL  
03/11/2021 12:50:15 PM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East,  
Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
James A. Lenart and  
Cynthia B. Lenart  
341 Turnberry Road  
Birmingham, AL 35244

STATE OF ALABAMA )

**STATUTORY WARRANTY DEED AS JOINT  
TENANTS WITH RIGHTS OF SURVIVORSHIP**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Five Hundred Fifteen Thousand and 00/100 (\$515,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Regions Bank as Personal Representative of the Estate of Aaron Harris, deceased, Shelby County, Alabama, Probate Case No. PR-2020-000481** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James A. Lenart and Cynthia B. Lenart** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Lot 8, according to the Survey of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12, Pages 79, 80, & 81, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

Aaron Harris was the surviving grantee in that certain Warranty Deed recorded in Instrument #1993-02639. The other grantee, Edna M. Harris, having died on or about November 12, 2016.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County.

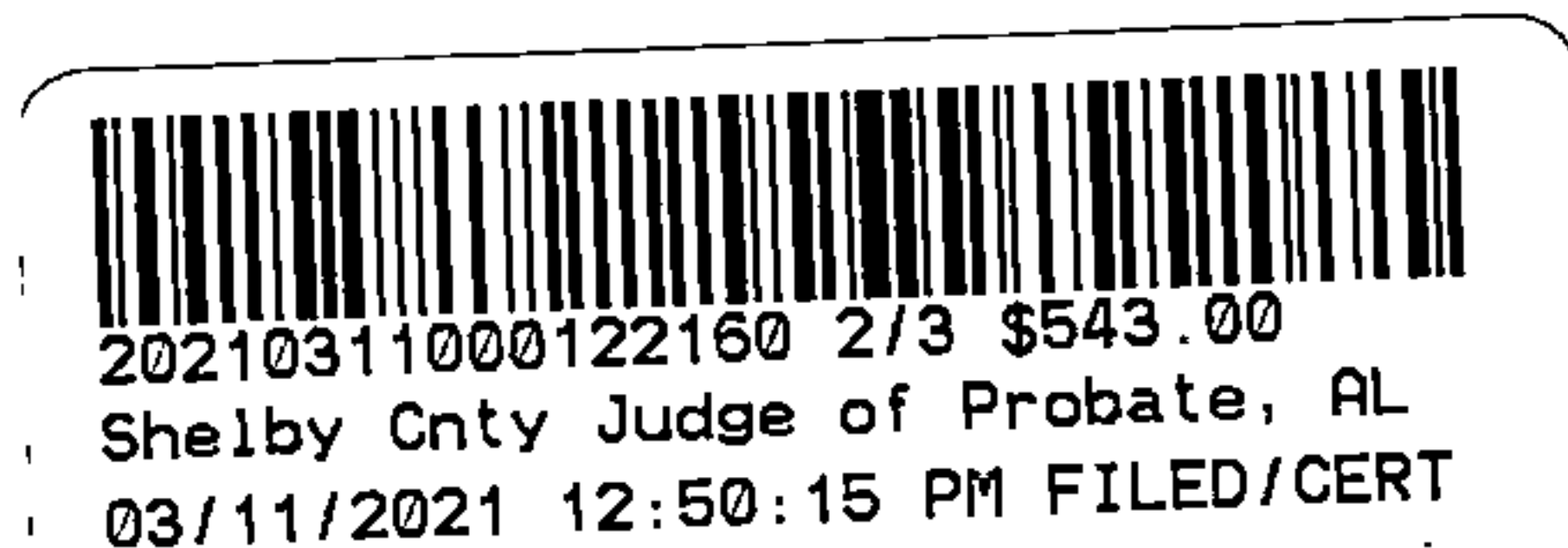
CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set its hand and seal this the **10th** day of **March, 2021**.

Estate of Aaron Harris, deceased  
Shelby County, Alabama Probate Case  
No. PR-2020-000481 by Regions Bank  
as Personal Representative

By:   
Seth Cannon, Vice President

STATE OF ALABAMA )  
JEFFERSON COUNTY )



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Seth Cannon, Vice President of Regions Bank, an Alabama banking corporation, as Personal Representative of the Estate of Aaron Harris, deceased, Shelby County, Alabama Probate Case No. PR-2020-000481, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such officer of said corporation acting in its capacity as such Personal Representative of said Estate and with full authority, executed the same voluntarily for and as the act of said corporation as Personal Representative of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of March, 2021.

  
NOTARY PUBLIC  
My Commission Expires: 06/02/2023





# 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 Aaron Harris, deceased  
Shelby County, Alabama Probate  
Case No. PR-2020-000481

Grantee's Name James A. Lenart and  
Cynthia B. Lenart

Mailing Address PO Box 10463  
Birmingham, AL 35202

Mailing Address 341 Turnberry Road  
Birmingham, AL 35244

Property Address 341 Turnberry Road  
Birmingham, AL 35244

Date of Sale March 10, 2021

Total Purchase Price \$ 515,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 03/11/2021  
State of Alabama  
Deed Tax: \$515.00

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/ Assessor's Appraised Value  
☐ Sales Contract ☐ Other - property tax redemption  
☒ 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).

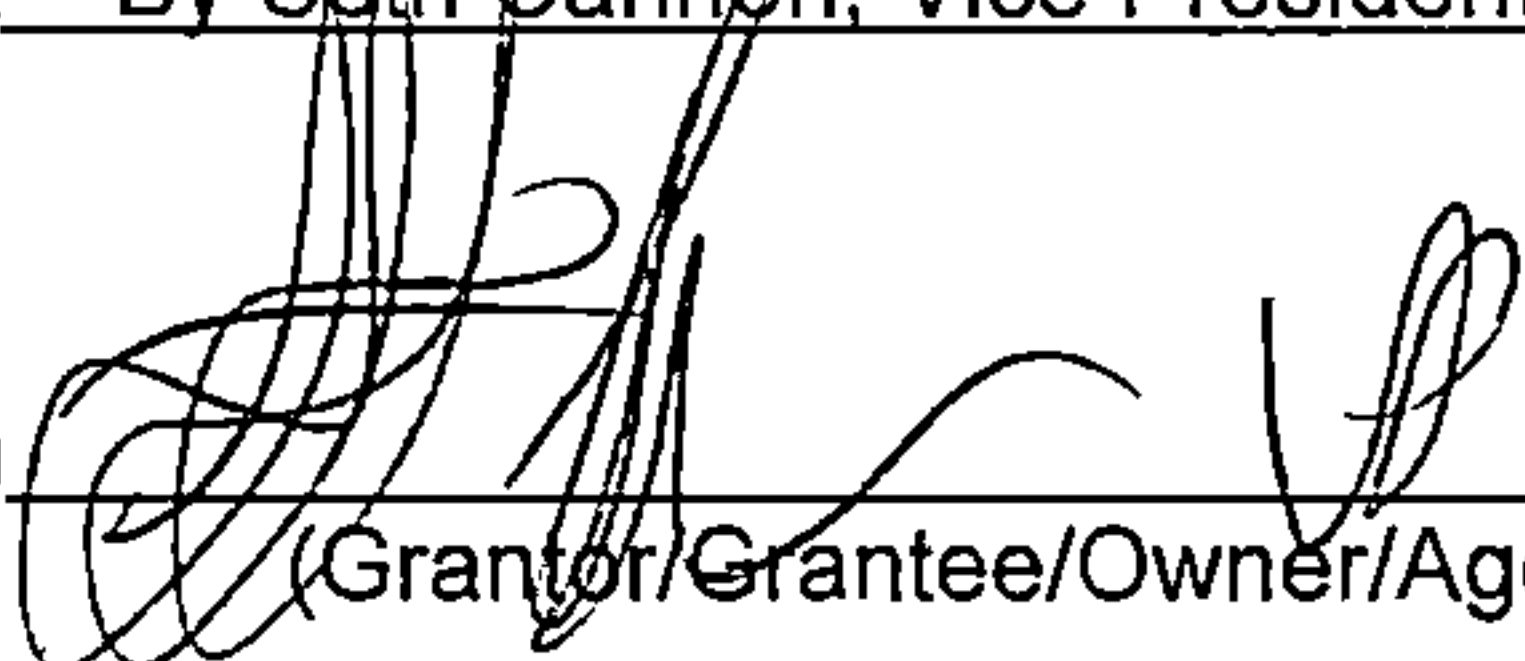
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1

(h).   
20210311000122160 3/3 \$543.00  
Shelby Cnty Judge of Probate, AL  
03/11/2021 12:50:15 PM FILED/CERT

Date

Estate of Aaron Harris, deceased Shelby County, Alabama  
Probate Case No. PR-2020-00481 by Regions Bank as  
Personal Representative

Print By Seth Cannon, Vice President

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)