

This Instrument Prepared By:
C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:
Wendell Rayfel Harris
7007 Hwy 13
Helena, Alabama 35080

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this April 12, 2021, That for and in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$185,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JOSEPH MICHAEL MURE, a married person**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **WENDELL RAYFEL HARRIS**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A plat or parcel of land situated in the E ¼ of the NE ¼ of SW ¼ of Section 26, Township 20, Range 4 West, being more particularly described as follows:

Begin at the NE corner of the NE ¼ of the SW ¼ of Section 26, Township 20, Range 4 West; thence South along the East boundary of said forty acre tract 879 feet, more or less to the Northern boundary of the Old Tuscaloosa Third Grade Road; thence in a Westerly direction along the Northern Boundary of the Old Tuscaloosa Third Grade Road 318.80 feet; thence North and parallel with the East boundary of the forty acre tract first above mentioned 1078.48 feet, more or less, to the Northern boundary of said forty acres tract; thence East along the Northern boundary of said forty acre tract 249 feet, more or less, to the point of beginning.

ALSO: Commence at the NE corner of the SW ¼ of Section 26, Township 20 South, Range 4 West; thence run West a distance of 249.00 feet along the Quarter Section line; thence turn an angle of 89 degrees 34 ¼ minutes to the left and run South a distance of 475.00 feet to the point of beginning; thence turn an angle of 90 degrees to the right and run West a distance of 10 feet; thence turn an angle of 90 degrees to the left and run South a distance of 50 feet; thence turn an angle of 90 degrees to the left and run East a distance of 10 feet; thence turn an angle of 90 degrees to the left and run North a distance of 50 feet to the point of beginning; situated in the NE ¼ of the SW ¼ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.

2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.
7. Right of Way to Shelby County recorded in the Probate Office of Shelby County, Alabama, in Deed Book 221, Page 378.
8. Transmission line permits to Alabama Power Company recorded in Probate Office of Shelby County, Alabama, in Deed Book 138, Page 394, in Deed Book 147, Page 393, and in Deed Book 138, Page 404.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

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 Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 12, 2021.

GRANTOR:


Joseph Michael Mure

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Joseph Michael Mure, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Joseph Michael Mure executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 12, 2021.


C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 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 Joseph Michael Mure
 Mailing Address _____
202 W Trestle Way
Helena, AL 35080

Grantee's Name Wendell Rayfel Harris
 Mailing Address _____
304 Lane Park Trail
Maylene, AL 35114

Property Address 7007 Hwy 13
Helena, Alabama 35080

Date of Sale 4/12/21
 Total Purchase Price \$ 185,000.00
 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
☐ 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 4/12/21

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(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
 04/19/2021 08:50:18 AM
 \$92.50 CHERRY
 20210419000192350

Allen S. Bayl