



20210430000215010 1/2 \$33.50  
Shelby Cnty Judge of Probate, AL  
04/30/2021 11:00:25 AM FILED/CERT

**WARRANTY DEED**  
**With Joint Right of Survivorship**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

Know all men by these presents, that for and in consideration of the sum of SEVEN THOUSAND NINE HUNDRED dollars, paid By RUSSELL HARRY and KEA HARRY, with joint right of survivorship, to FREDRICK B. BERREY JR., a married man not joined herein by spouse, non homestead property (hereinafter called "grantor"), receipt whereof is acknowledged, the said grantor does hereby grant, bargain, sell, and convey unto the said RUSSELL HARRY and KEA HARRY, (hereinafter called "grantee"), all rights, title, interest and claim in or to the following described real estate lying and being situated in SHELBY county, Alabama, to wit:

**LOT 34 SUBDIVISION CHANCELLOR'S CROSSING**  
~~SEE ATTACHED MAP~~

Map Book 28 pg. 75 R.H.

Subject to taxes for the year 2021 and subsequent years, easements, easements as attached or used, restrictions, home owner covenants as signed and/or recorded, reservations, rights-of-way, limitations, covenants and conditions of record or signed, if any, mineral and mining rights, if any, Alabama Power Co. rules and regulations.

\$00 of the purchase price is being paid through a first mortgage to grantor, which is being recorded simultaneously herewith.

To have and to hold unto said grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

In witness where of, I/we have hereunto set my/our hand(s) and seal(s), this 25<sup>th</sup> day of Mar. 2020.

GRANTOR (FREDRICK B. BERREY, JR.)

STATE OF ALABAMA )  
COUNTY OF SHELBY )

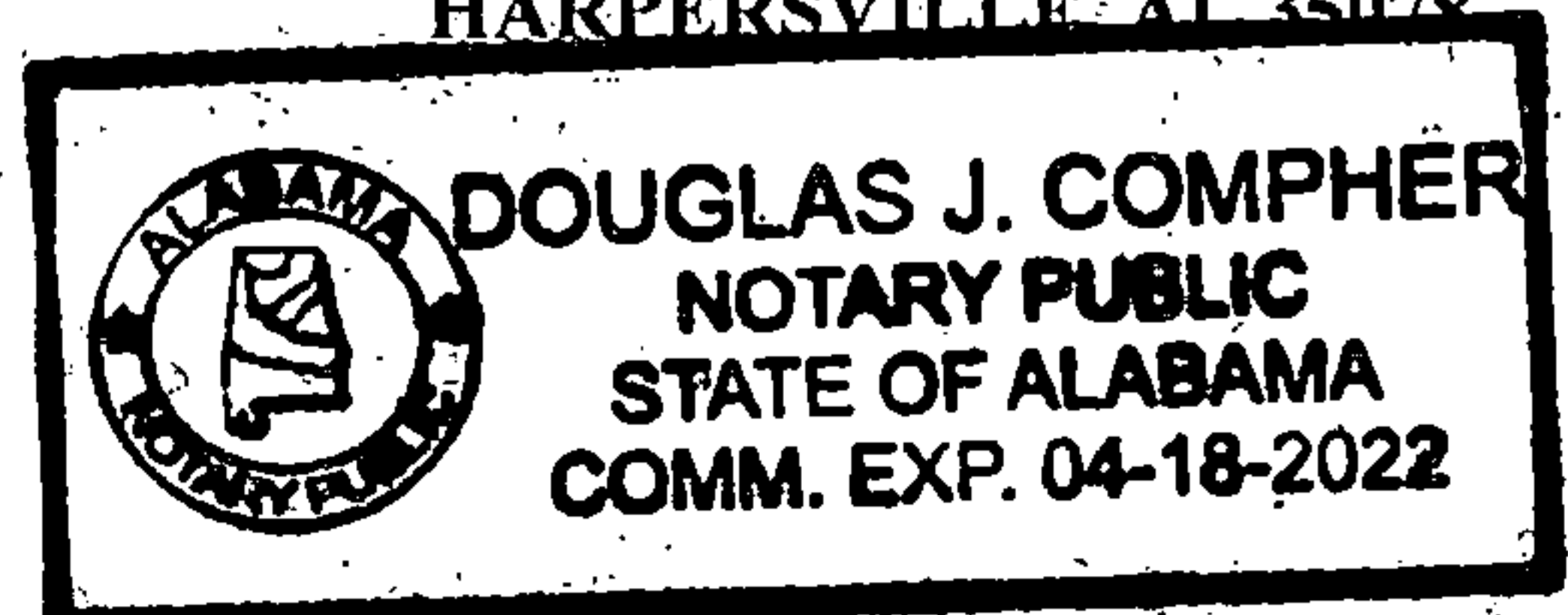
I, the undersigned, a notary public in and for said county, in said state, hereby certify that Fredrick B. Berrey, Jr., whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF Mar, 2021

NOTARY PUBLIC

Send tax Notice:  
RUSSELL HARRY & KEA HARRY  
184 FURROW LANE  
HARPERSVILLE AL 35078

Shelby County, AL 04/30/2021  
State of Alabama  
Deed Tax: \$8.50



Real Estate Sales Validation Form

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

Grantor's Name Fredrick B. Berrey
Mailing Address P.O. Box 317
Verbena, AL 36091

Grantee's Name Russell Harry
Mailing Address 184 Farrow Lane
Harpersville, AL 35078

Property Address Chancellors Crossing
Lot 34
Harpersville, AL 35078

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 25000 (1/3 8,333)

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 4/30/21

Print Russell Harry

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

