

20210513000237660
05/13/2021 11:23:57 AM
DEEDS 1/4

220 Poplar St
Childersburg, AL 35044

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Russell Daniel Harry (as to Tract I), a married man, and Russell Harry (also known as Russell Daniel Harry), married man and his wife, Kea Harry (as to Tract II)** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Frank Seth Thompson, Jr., a married man, and his wife, Cinda H. Thompson** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seals(s), this 12th day of May, 2021.

RH D L H
Russell Daniel Harry

Russell Daniel Harry

Kea Harry

Kea Harry

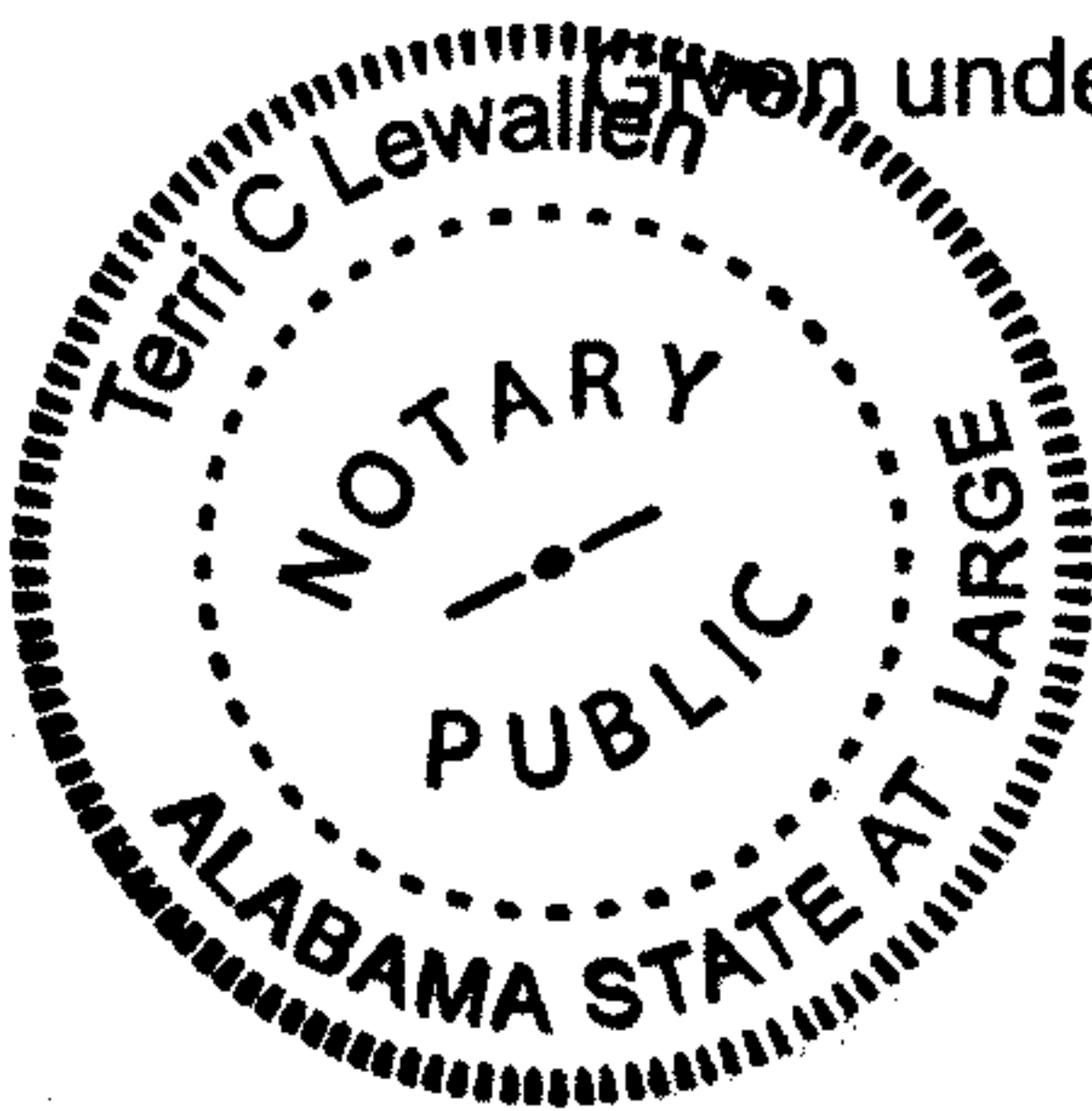
Property Address: 1069 and 1073 Chancellors Ferry Loop, Harpersville, AL 35078

STATE OF ALABAMA)

St Clair COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Terri C Lewallen, a Notary Public in and for said County, in said State, hereby certify that **Russell Daniel Harry**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 12th day of May, 2021.

Terri C Lewallen
NOTARY PUBLIC

My Commission Expires: 10/22/24

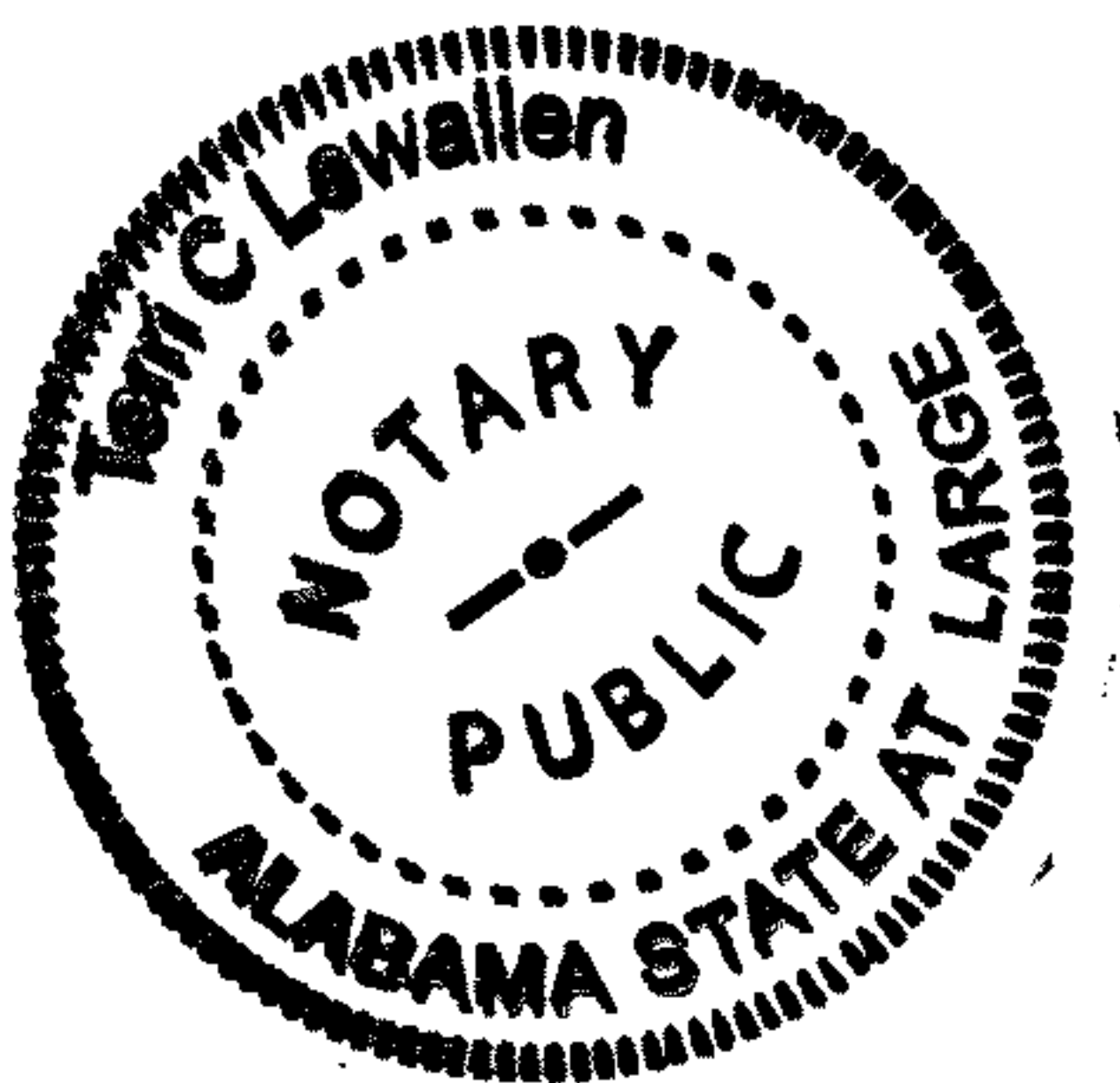
STATE OF ALABAMA)

St Clair COUNTY)

GENERAL ACKNOWLEDGEMENT

I, Terri C Lewallen, a Notary Public in and for said County, in said State, hereby certify that **Kea Harry**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2021.



Terri C Lewallen
NOTARY PUBLIC

My Commission Expires: 10/22/24

THIS INSTRUMENT PREPARED BY
FREEMAN FITE
THE FITE LAW FIRM, LLC
Post Office Box 368
Anniston, Alabama 36202
Phone: 256-231-9330

EXHIBIT A

LEGAL DESCRIPTION:

Land in Shelby County, Alabama, described as follows, to-wit:

TRACT I:

Land in Shelby county, Alabama, being Lot No. 33, on the plan of Subdivision Chancellor's Crossing, of record in Map Book 28, Page 75, in the Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete description.

Being the same property conveyed to Russell Daniel Harry, by Warranty Deed from Frederick B. Berrey Jr., a married man, dated March 7, 2018, of record in Instrument No. 20180510000159650, Probate Office for Shelby County, Alabama.

TRACT II:

Land in Shelby County, Alabama, being Lot 34, Subdivision Chancellor's Crossing, of record in Map Book 28, Page 75, Probate Office for Shelby County, Alabama.

Being the same property conveyed to Russell Harry and Kea Harry, by Warranty Deed with Joint Right of Survivorship from Frederick B. Berrey, Jr., a married man, dated March 25, 2021, of record in Instrument No. 20210430000215010, Probate Office for 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 RUSSELL/KEA HARRY
Mailing Address 184 Furrow Lane
Harpersville, AL 35078

Grantee's Name Frank/Cinda Thompson
Mailing Address 220 Poplar St.
Childersburg, AL
35044

Property Address 1069/1073 Chancellors Ferry Date of Sale 5/12/21
Harpersville, AL Total Purchase Price \$ 20,000.-
35078

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).

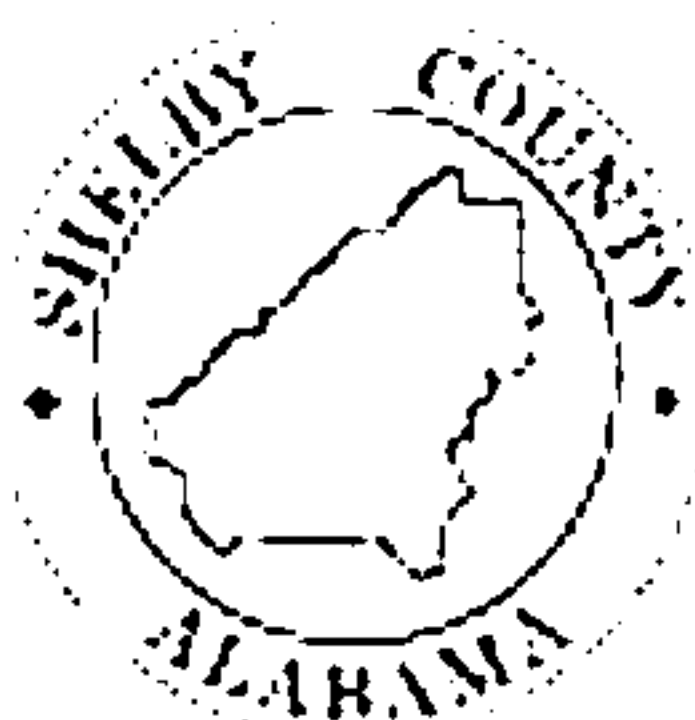
Date 5/12/21

Print Hannah Ellenburg

Unattested _____
(verified by)

Sign [Signature]
(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
05/13/2021 11:23:57 AM
\$58.00 CHERRY
20210513000237660

Allen S. Bayle