

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Margaret S. Harris and Donald H. Harris
6070 Hwy 85
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars (\$190,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Marty Lynn Harris and Shelley Ann Harris, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Margaret S. Harris and Donald H. Harris (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land located in the SW 1/4 of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama, more Particularly described as follows:

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama and run Thence Easterly along the South Line of said Section a distance of 1,298.92 feet to a point; Thence turn 94 degrees 10 minutes 00 seconds left and run Northerly along the East margin of Shelby County Highway No. 85 a distance of 508.81 feet to a steel pin corner and the point of beginning of the property described; Thence continue along last described course a distance of 300.00 feet to a point; Thence turn 93 degrees 13 minutes 46 seconds right and run Easterly a distance of 725.45 feet to a point; Thence turn 86 degrees 08 minutes 29 seconds right and run Southerly a distance of 300.00 feet to a point; Thence turn 93 degrees 50 minutes 34 seconds right and run Westerly a distance of 728.73 feet to the point of Beginning. According to the survey of Joseph E. Conn, Jr. AI PLS No. 9049, dated August 21, 1995.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

INCLUDING A 2000 PALM HARBOR MOBILE HOME VIN # PH1411105A AND VIN # PH1411105B.

Subject to a third party mortgage in the amount of \$148,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 25, 2021.

Marty Lynn Harris
Marty Lynn Harris

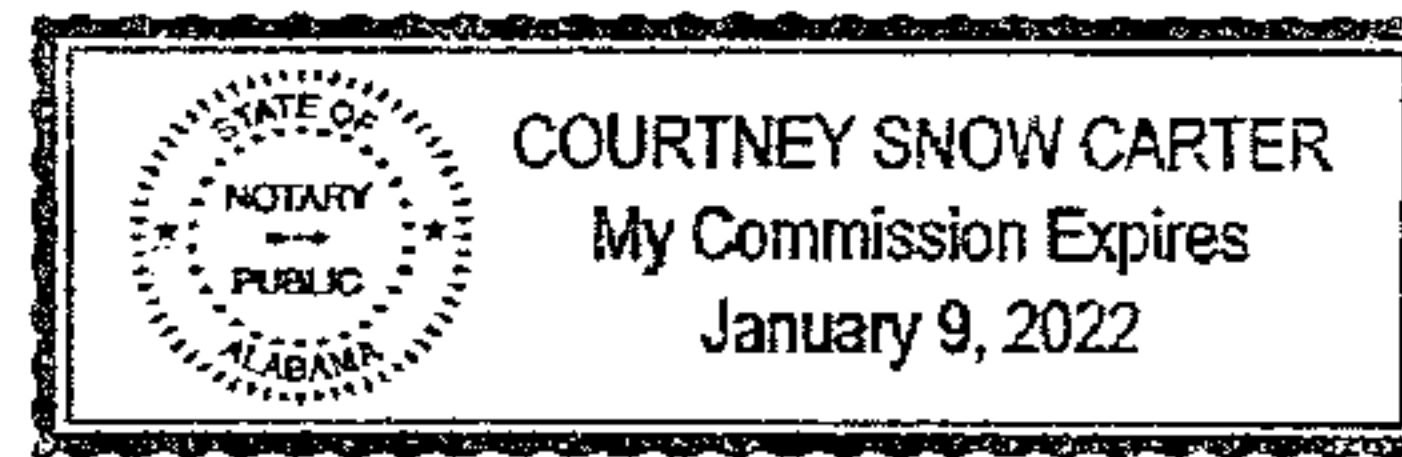
Shelley Ann Harris
Shelley Ann Harris

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marty Lynn Harris and Shelley Ann Harris whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25th day of may, 20 21.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Marty Lynn Harris and Shelley Ann Harris Grantee's Name Margaret S. Harris and Donald H. Harris

Mailing Address 6070 Hwy 85
Vincent, AL 35178

Mailing Address 6070 Hwy 85
Vincent, AL 35178

Property Address 6070 Hwy 85
Vincent, AL 35178

Date of Sale May 25, 2021

Total Purchase Price \$190,000.00

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

☐ Appraisal

☐ Sales Contract

Other: _____

☒ 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 - Marty Lynn Harris and Shelley Ann Harris, 6070 Hwy 85, Vincent, AL 35178.

Grantee's name and mailing address - Margaret S. Harris and Donald H. Harris, 6070 Hwy 85, Vincent, AL 35178.

Property address - 6070 Hwy 85, Vincent, AL 35178

Date of Sale - May 25, 2021.

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: May 25, 2021

Sign


Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2021 10:36:25 AM
\$70.00 JOANN
20210706000324990