

20210707000329810
07/07/2021 04:04:19 PM
DEEDS 1/5

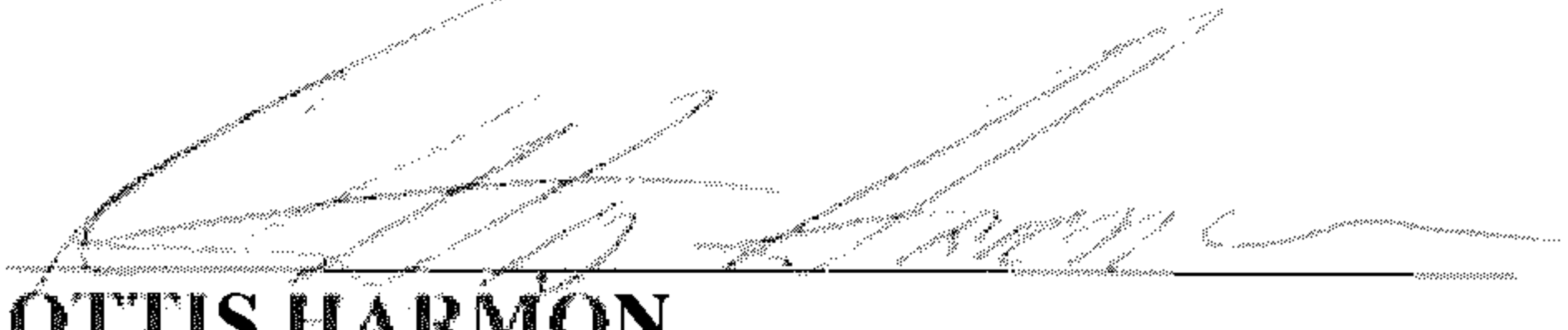
STATE OF ALABAMA)
)
SHELBY COUNTY)

That in consideration of \$10.00 DOLLARS to the undersigned grantor, Ottis Harmon, a single person, Michael Dewayne Mitchell, Jr., a married person, Miranda Mitchell Pate, a married woman, and Amberly Haley Mitchell, a single person, being the heirs of law of Rena Harmon (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto Ottis Harmon in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

SUBJECT TO: (1) Taxes for the year 2021 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any, (3) the outstanding statutory right of redemption.

AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

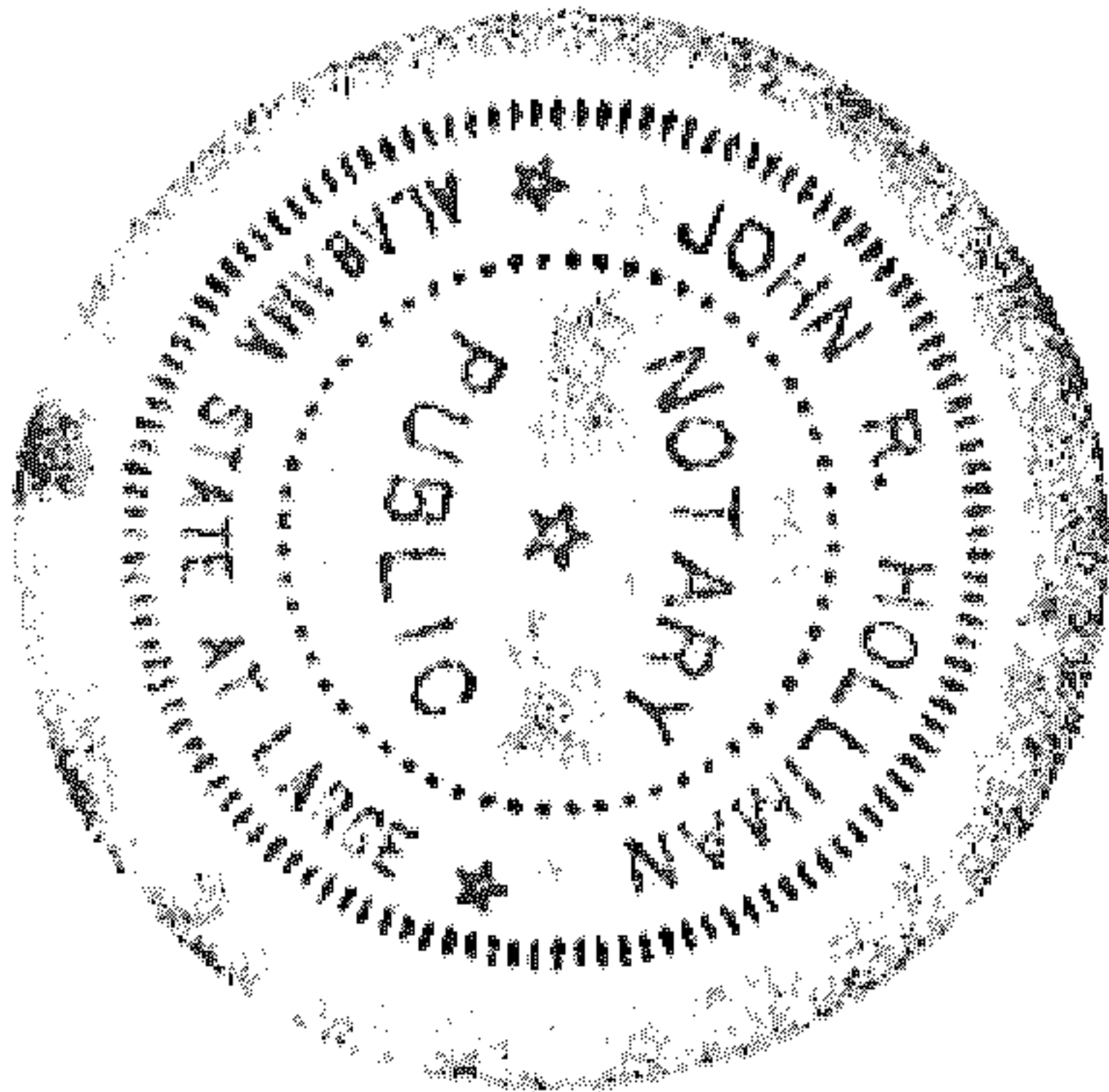
IN WITNESS WHEREOF, the said GRANTOR, by its GRANTOR
who are authorized to execute this conveyance, have hereunto set their
signatures and seals, this the 13 day of may, 2021.

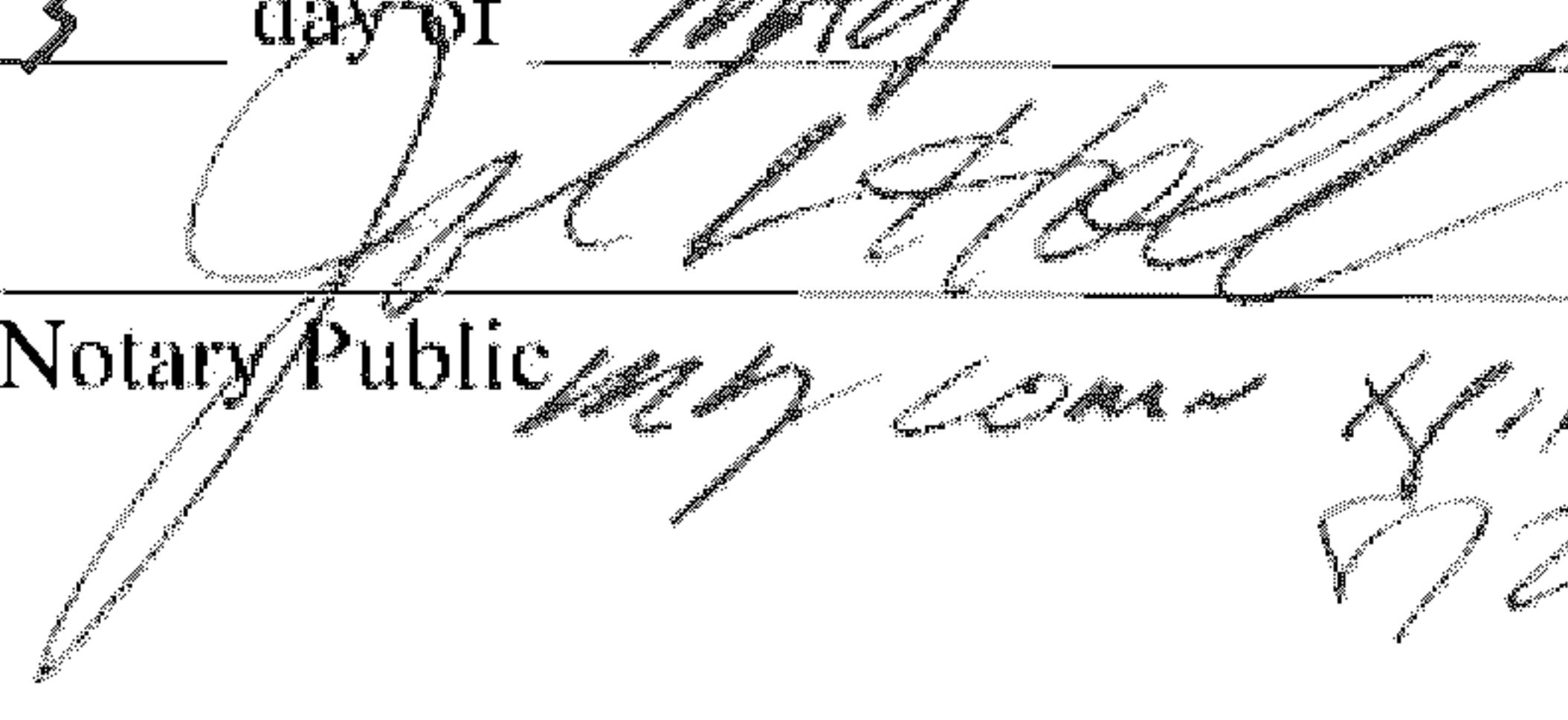

OTTIS HARMON

STATE OF ALABAMA
SHELBY COUNTY

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

Given under my hand and official seal this 13 day of May, 2021.



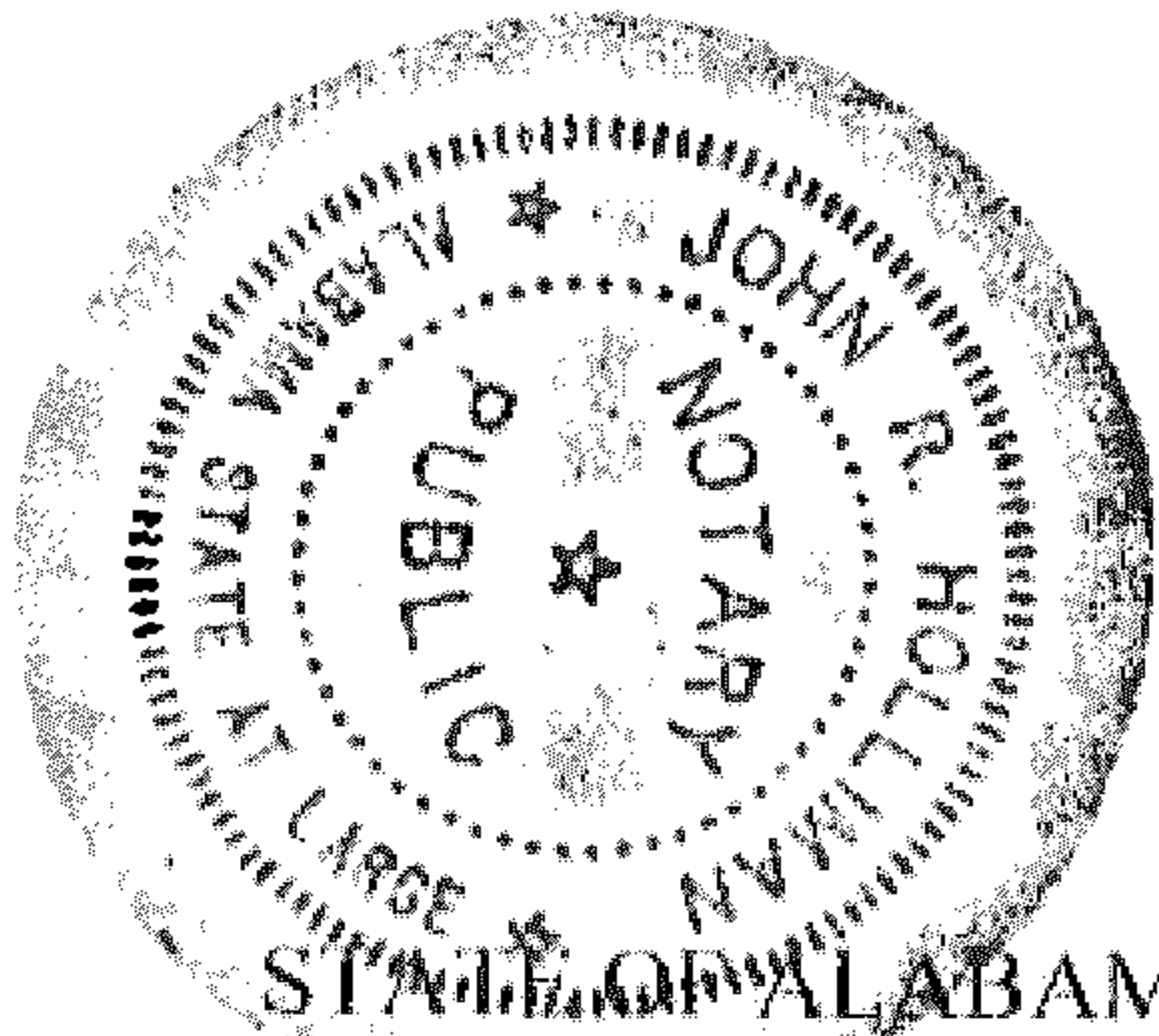

Notary Public

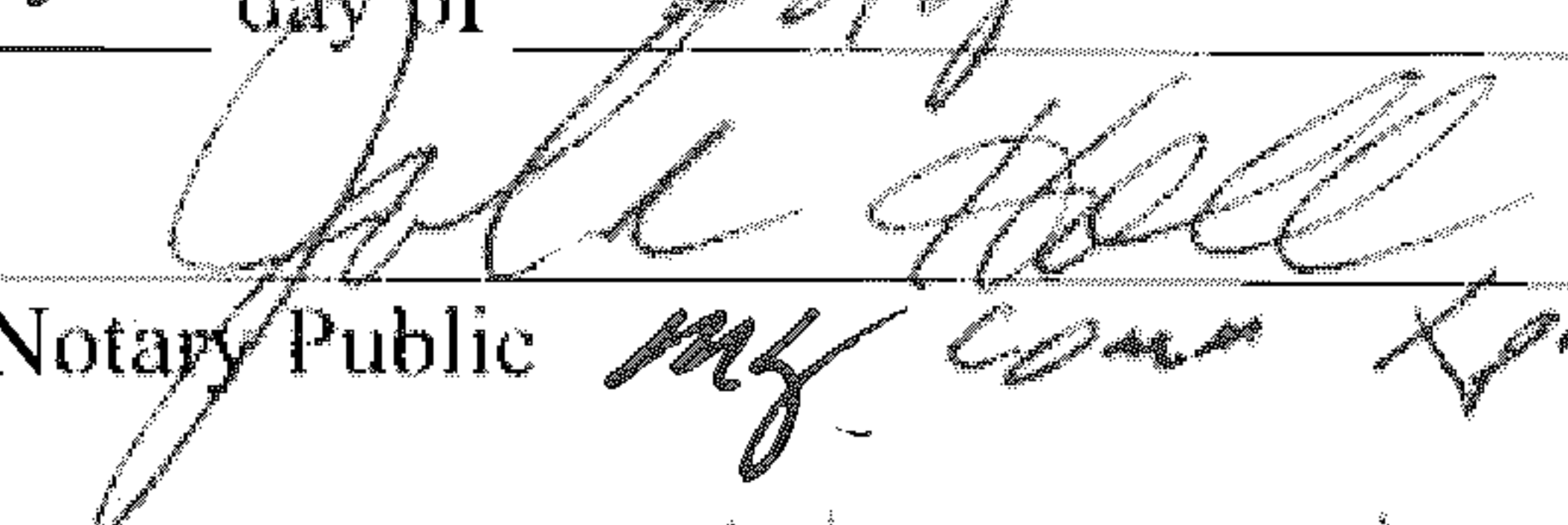

MICHAEL DEWAYNE MITCHELL

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MICHAEL DEWAYNE MITCHELL, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of May, 2021.



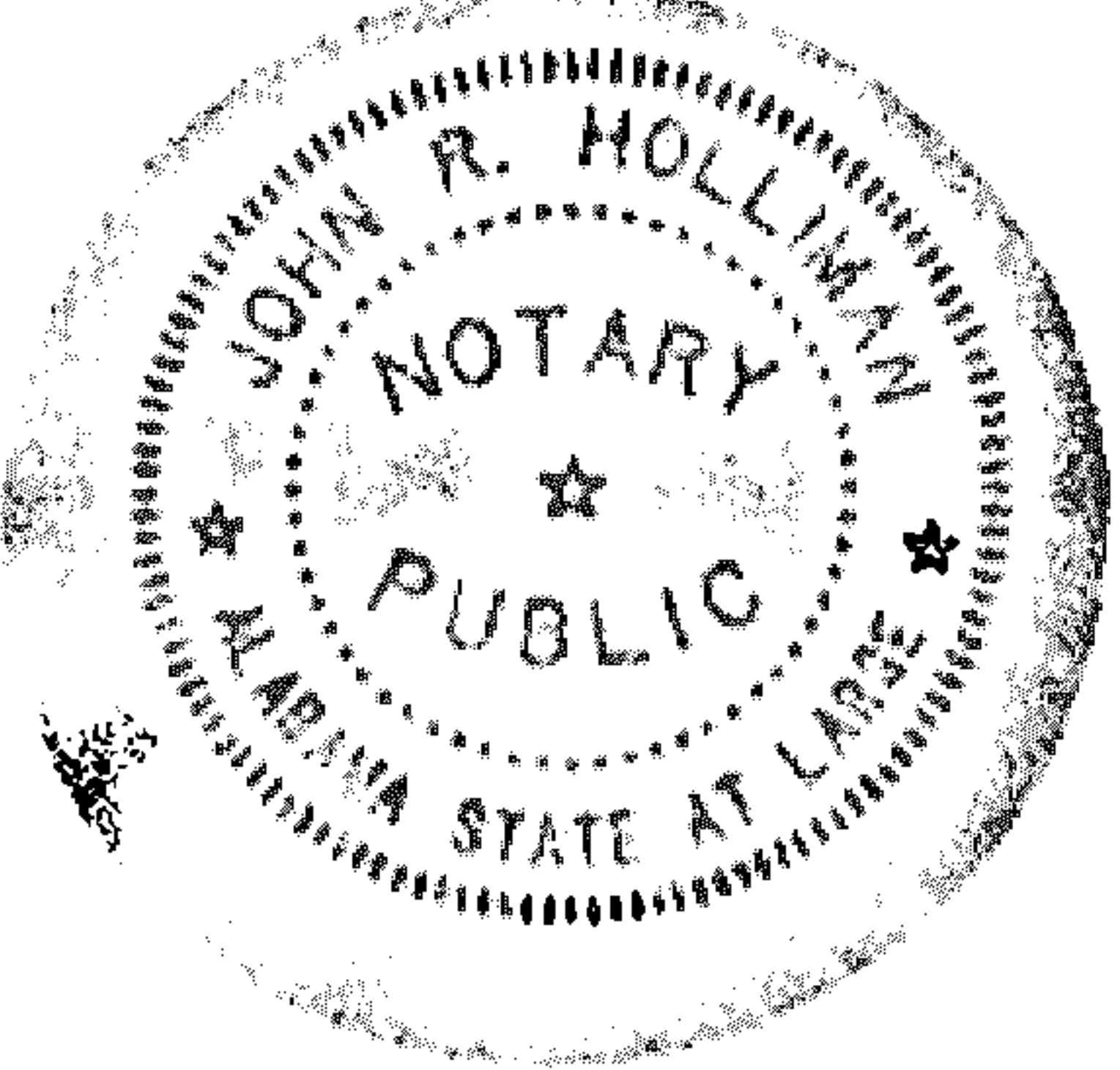

Notary Public

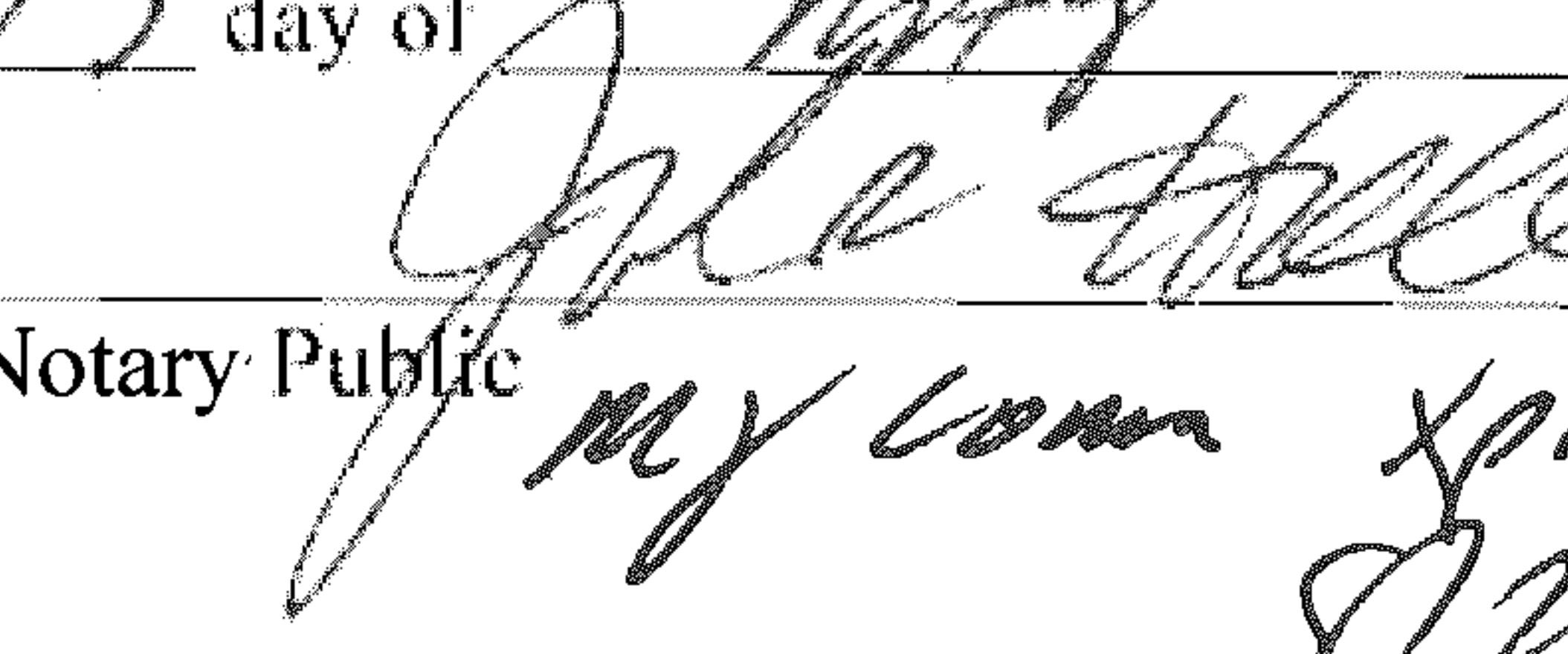

MIRANDA MITCHELL PATE

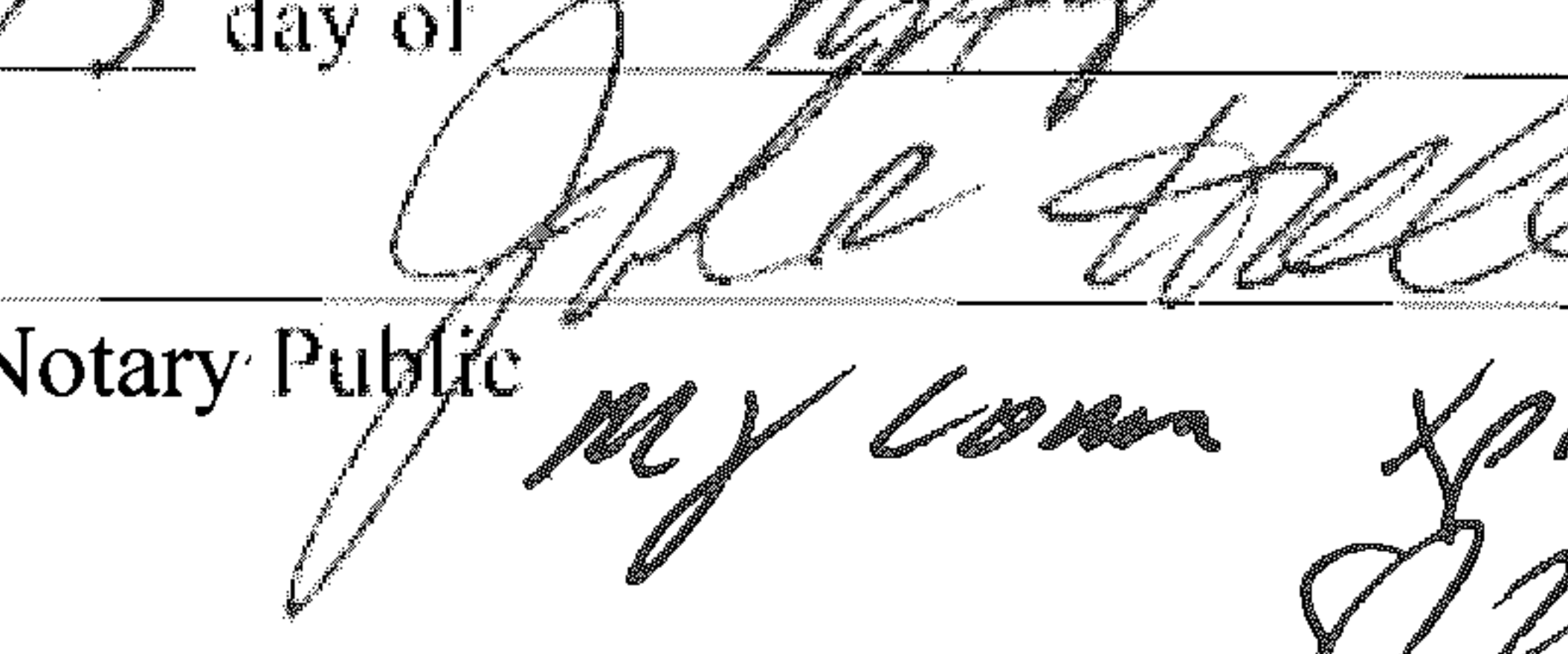
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MIRANDA MITCHELL PATE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of May, 2021.




Notary Public


my comm expires 8/28/22


AMBERLY HALEY MITCHELL

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that AMBERLY HALEY MITCHELL, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

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


Notary Public

My Comm. Expires:
7/28/22

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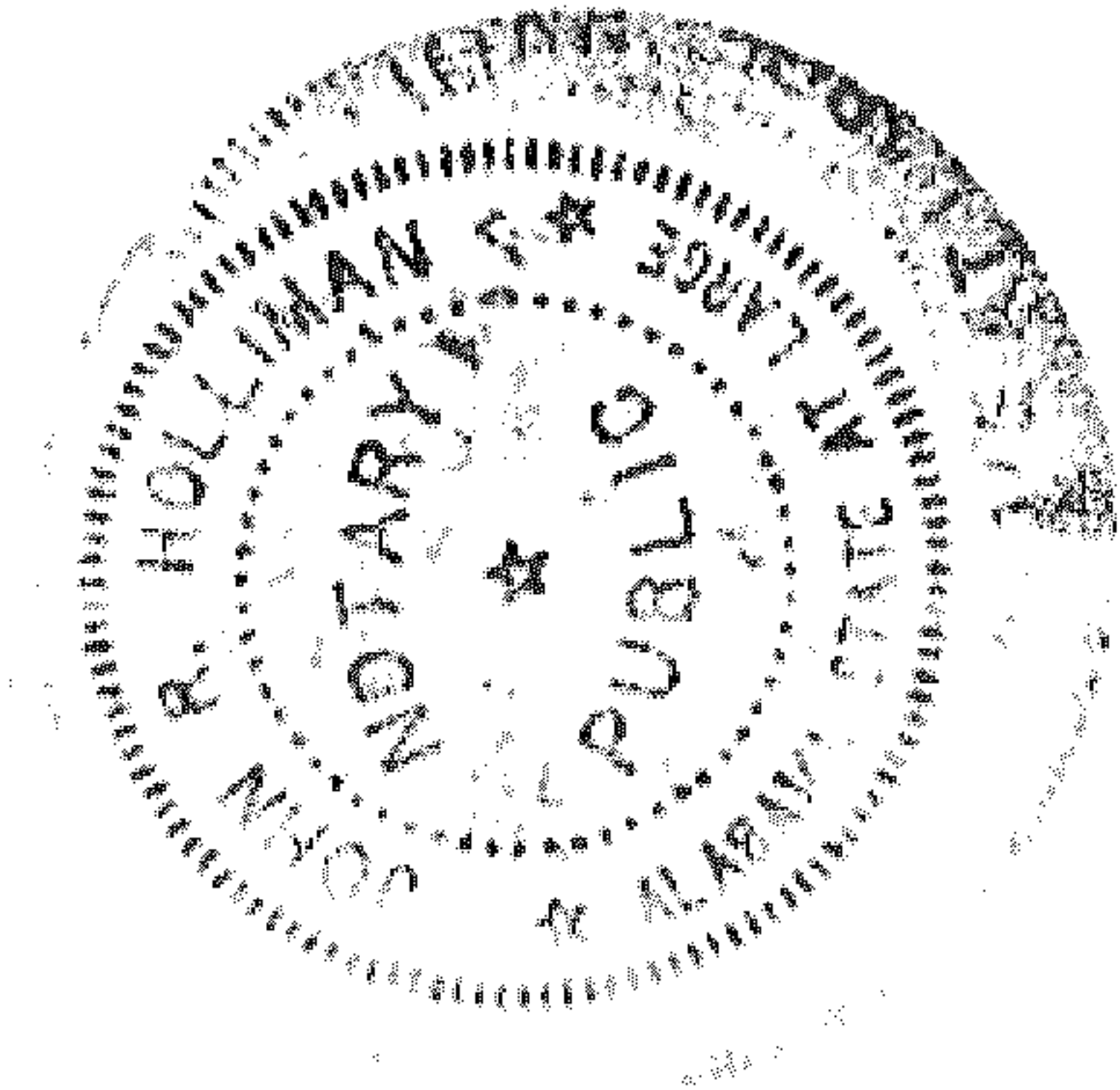


Exhibit "A"

Lot 35, according to the Survey of Weatherly Windsor, Sector II, as recorded in Map Book 18, page 80, in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument 20170313000083380

This deed prepared without benefit of title examination and was prepared from deeds/description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

Shelby County Real Estate Sales Validation Form

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

Grantor's Name Heirs of Rena Harmon
 Mailing Address 124 Windsor Lane
Pelham, AL 35124

Grantee's Name Ottis Harmon
 Mailing Address 124 Windsor Lane
Pelham, AL 35124

Property Address 14 9 31 0 000 001.016
124 Windsor Lane

Date of Sale 05/13/2021
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 388,500

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).

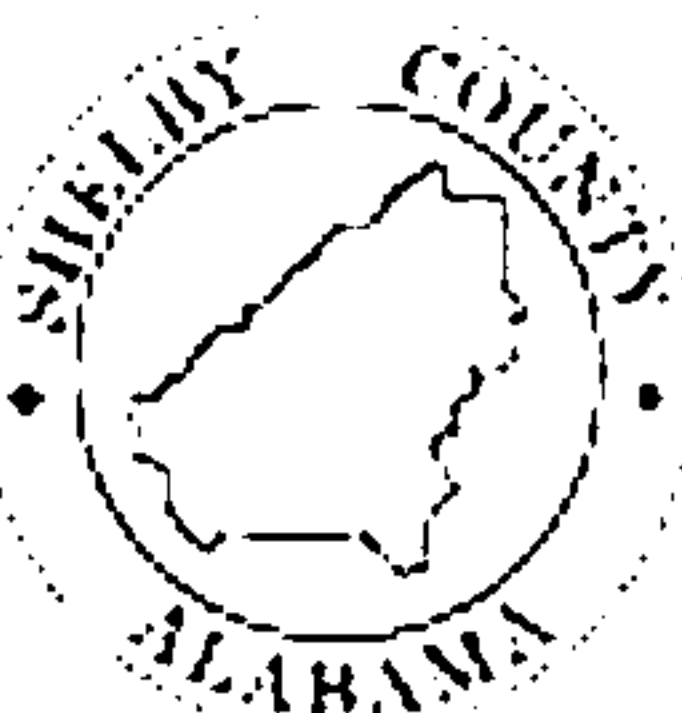
Date _____

Print 5/13/2021

Unattested _____

Sign John Holliman

(Grantor/Grantee/Owner/Agent) circle one



(verified by)
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/07/2021 04:04:19 PM
 \$425.50 KIMBERLY
 20210707000329810

Form RT-1

Allen S. Bond