

20211101000527460
11/01/2021 03:21:49 PM
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:

MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1889847

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21 62 34 002 006.000

GENERAL WARRANTY DEED

Nichollette E. Harris married to **Matthew Harris**, hereinafter grantor, whose tax-mailing address is **404 N MAIN STREET, COLUMBIANA, AL 35051**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Nichollette E. Harris** and **Matthew Harris**, husband and wife, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **404 N MAIN STREET, COLUMBIANA, AL 35051**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Being the same property as conveyed from Virgil Brasher and wife, Christy Ellis Brasher to Nichollette E. Harris as set forth in Deed Instrument #20140304000059290 dated 02/27/2014, recorded 03/04/2014, SHELBY County, ALABAMA.**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 10-1, 2021 :

Nichollette E. Harris
Nicholette E. Harris

Matthew Harris
Matthew Harris

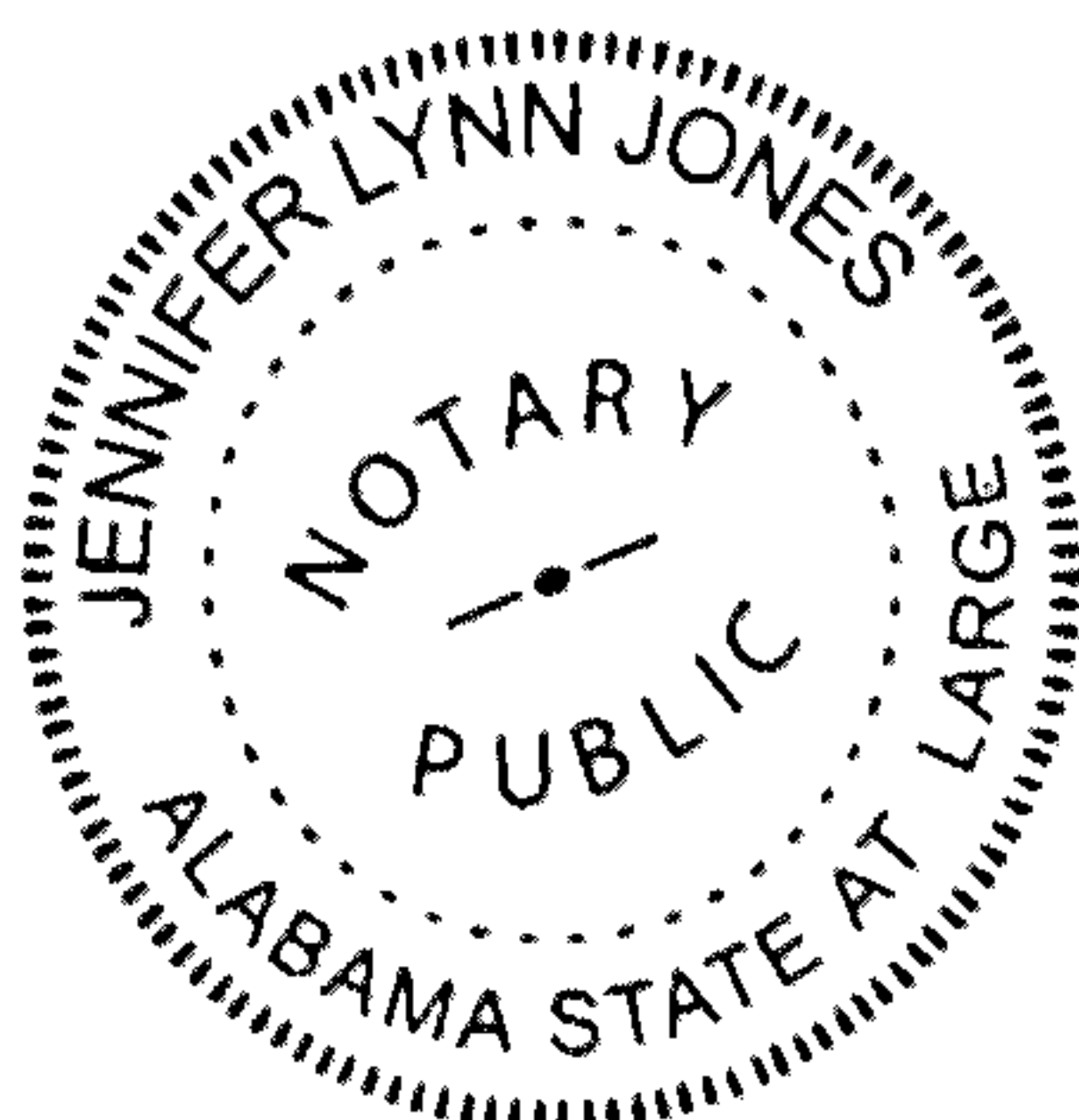
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Nicholette E. Harris** and **Matthew Harris** 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/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 1st day of October 2021

Jennifer Lynn Jones
Notary Public

my commission expires 9/24/24



**EXHIBIT A
(LEGAL DESCRIPTION)**

Commence at the intersection of the West side of Main Street with the North margin of Sterrett Street in Columbiana, Alabama; thence proceed in a Northerly direction along said West side of Main Street for 347.00 feet to the point of beginning of the parcel of land herein described; thence continue in a Northerly direction along said West side of (North) Main Street for 110.00 feet to a point; thence turn 90 deg. 00 min. left and run 500.00 feet to point; thence turn 90 deg. 00 min. left and run 110.00 feet to a point; thence turn 90 deg, 00 min. left and run 500.00 feet to the point of beginning; Said parcel is lying in the SE 1/4 of Section 23, Township 21 South, Range 1 West; being situated in Shelby County, Alabama.

PROPERTY ADDRESS 404 N MAIN STREET, COLUMBIANA, AL 35051

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Nichollette E. Harris	Grantee's Name	Nichollette E. Harris and Matthew Harris
Mailing Address	404 N MAIN STREET, COLUMBIANA, AL 35051	Mailing Address	404 N MAIN STREET, COLUMBIANA, AL 35051
Property Address	404 N MAIN STREET, COLUMBIANA, AL 35051	Date of Sale	
		Total Purchase Price	
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 183,640.00

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 - 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 10-1-21Print Nichollette E Harris

Unattested

Sign

Nichollette E Harris

(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
 11/01/2021 03:21:49 PM
 \$83.00 KIMBERLY
 20211101000527460

Allen S. Boyd