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This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Return to: *ZINTAL 71275-R*
Navy Federal Title Services, LLC
21631 Ridgetop Circle, #265
Sterling, VA 20166

Send Tax Notice to:
Brett M. Harkey
1913 Chandaway Court,
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gulnara Harkey, also known as Gulnara Smagulova-Harkey, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brett M. Harkey, an unmarried man** (hereinafter referred to as GRANTEE whether one or more), all of his/her undivided interest, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

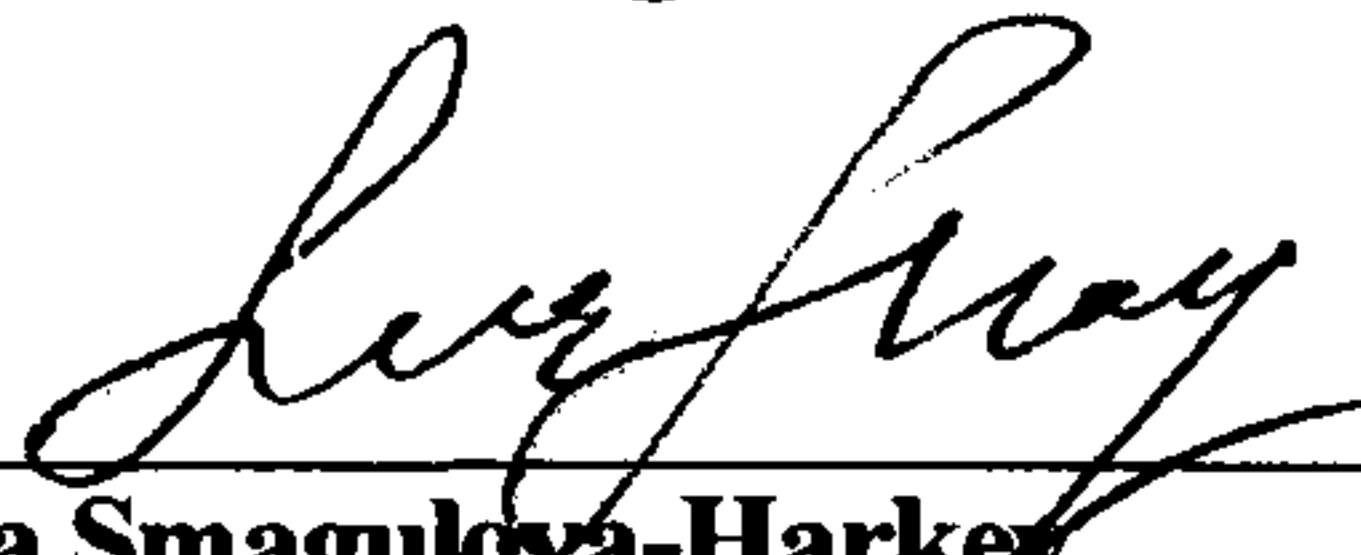
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

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Gulnara Harkey is one and the same person as Gulnara Smagulova-Harkey.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 23rd day of November, 2021.



Gulnara Smagulova-Harkey

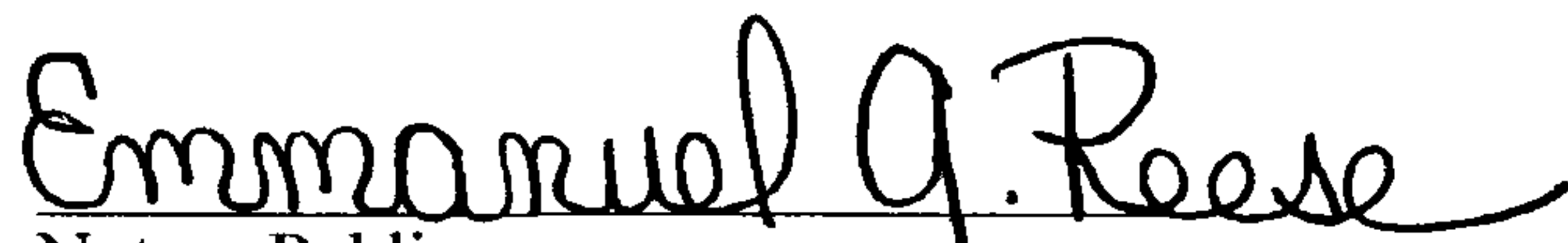
STATE OF Alabama
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Gulnara Smagulova-Harkey**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of November, 2021.



Notary Public

My Commission Expires: _____

EMMANUEL A. REESE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 06/18/24

EMMANUEL A. REESE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 06/18/24

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EXHIBIT A LEGAL DESCRIPTION

Lot 74, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Also,

A parcel of land situated in the West Half of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 20, Range 3 West, thence Southerly along the East line of said quarter-quarter section for a distance of 1326.44 feet to the Southeast corner of said quarterquarter section; thence in a Southerly direction along the East line of the Southwest quarter of the Southeast quarter of said Section 1 for a distance of 345.69 feet to the Northeast corner of Chandalar South Townhouses, as recorded in Map Volume 7 on Page 166 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 90 degrees and run in a Westerly direction for a distance of 429.03 feet along the North line of Chandalar South Townhouses; thence turn an angle to the left of 32 degrees 43 minutes 15 seconds and run in a Southwesterly direction along the Northwest line of said Chandalar South Townhouses for a distance of 448.16 feet to the Easterly right of way line of a 100 foot wide Alabama Power Company Transmission line easement; thence Northwesterly along said easement a distance of 340 feet to the Southwest corner of Lot 72, as recorded in Chandalar South Second Sector in Map Volume 6, Page 12, in the Office of the Judge of Probate, Shelby County, Alabama; thence Northeasterly 152.52 feet; thence Southeasterly 297.85 feet to the Southeasterly corner of Lot 74 of said Chandalar South Second Sector; thence turn an angle to the left of 16 degrees 43 minutes 04 seconds and run in a Northeasterly direction along the Southeasterly line of said Lot 75 of said Chandalar South Second Sector for a distance of 210 feet; thence turn an angle to the left of 80 degrees 00 minutes 00 seconds and run in a Northwesterly direction along the Easterly line of Lot 75 for a distance of 103.00 feet to the Southwesterly corner of Lot 77, Chandalar South Second Sector; thence turn an angle to the right of 79 degrees 28 minutes 20 seconds and run in a Northeasterly direction along the Southeasterly lines of Lots 77 and 78 for a distance of 226.10 feet to the point of intersection on the Southeasterly line of Lot 78; thence turn an angle to the left of 44 degrees 43 minutes 20 seconds and run in a Northerly direction along the Easterly lines of Lots 78 and 79 for a distance of 285.00 feet (recorded) 284.96 feet (measured) to the Southeasterly corner of Lot 80 of said Chandalar South Second Sector; thence turn an angle to the right of 7 degrees 07 minutes 30 seconds and run in a Northeasterly direction for a distance of 120.93 feet to the Northeasterly corner of Lot 80; thence turn an angle to the left of 18 degrees 43 minutes 34 seconds and run along the Easterly line of Lot 81 in a Northwesterly direction for a distance of 135.82 feet to the Northeasterly corner of Lot 81; thence turn an angle to the right of 10 degrees 37 minutes 54 seconds and run along the Easterly line of Lot 82 for a distance of 153.69 feet (recorded) 153.67 feet (measured) to the Northeasterly corner of Lot 82; thence turn an angle to the right of 13 degrees 37 minutes 14 seconds (recorded) 13 degrees 37 minutes 54 seconds (measured) and run in a Northeasterly direction along the Easterly line of Lot 83 of said Chandalar South Second Sector for a distance of 112.13 feet

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(recorded) 112.16 feet (measured) to the Northeasterly corner of Lot 83; thence turn an angle to the right of 85 degrees 05 minutes 35 seconds and run in an Easterly direction for a distance of 175.00 feet; thence turn an angle to the left of 58 degrees 19 minutes 50 seconds and run in a Northeasterly direction for a distance of 274.84 feet; thence turn an angle to the left of 34 degrees 44 minutes 10 seconds and run in a Northerly direction for a distance of 86.27 feet; thence turn an angle to the right of 46 degrees 14 minutes 42 seconds and run in a Northeasterly direction for a distance of 183.69 feet to the point of beginning.

LESS AND EXCEPT:

Beginning at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 1, Township 20, Range 3 West, thence in a Southerly direction 1635 feet; thence in a Westerly direction 430 feet; thence in a Northwesterly direction for a distance of 210 feet to a point; said point being the Eastern most corner of Lot 75 as shown in Map Book 6, Page 12 of Chandalar South, Sector 2, thence Northwesterly for a distance of 105 feet; thence Northeasterly for a distance of 225.8 feet; thence Northwesterly for a distance of 285 feet; thence in a Northerly direction for a distance of 120.93 feet; thence in a Northwesterly direction for a distance of 135.82 feet; thence Northwesterly for a distance of 153 feet; thence Northeasterly for a distance of 112.13 feet; thence Easterly for a distance of 175 feet; thence Northeasterly for a distance of 274.84 feet; thence Northwesterly for a distance of 86.27 feet; thence Northeasterly for a distance of 140 feet; thence in an Easterly direction for a distance of 40 feet to the point of beginning. The above described land being located in Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, said property being a part of land described in Deed Book 332, page 320-334, in the Office of the Probate Judge of Shelby County, Alabama.

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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2021 10:22:19 AM
 \$174.00 JOANN
 20211202000575120

Alicia S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Gulnara HarkeyGrantee's Name. Brett M. HarkeyMailing Address 1913 Chandaway Court,
Pelham, AL 35124Mailing Address 1913 Chandaway Court,
Pelham, AL 35124Property Address 1913 Chandaway Court,
Pelham, AL 35124Date of Sale 11/23, 2021Total Purchase Price \$140,000.00

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
☐ 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 Nov 23, 2021

Print:

GULNARA HARKEY.

Sign

[Signature]

(Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)