

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350,
West Chester, Ohio 45069 (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. 1792124

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
233080003031000

GENERAL WARRANTY DEED

KIMBERLY M. HARPER who acquired title as **KIMBERLY M. KOHLHEIM HARPER** married to **Deon Harper**, hereinafter grantor, whose tax-mailing address is **744 CRIDER ROAD, ALABASTER, AL 35114**, for \$165,500.00 (One hundred sixty-five and Zero Cents) in consideration paid, grants, with general warranty covenants to **KIMBERLY M. HARPER** and **DEON HARPER**, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP hereinafter grantee, whose tax mailing address is **744 CRIDER ROAD, ALABASTER, AL 35114**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Being the same property as conveyed from D.R. Horton, Inc. - Birmingham to Kimberly M. Kohlheim Harper as set forth in Deed Instrument #20140716000217270 dated 07/10/2014, recorded 07/16/2014, 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 grantee forever.

Executed by the undersigned on July 15, 2021.

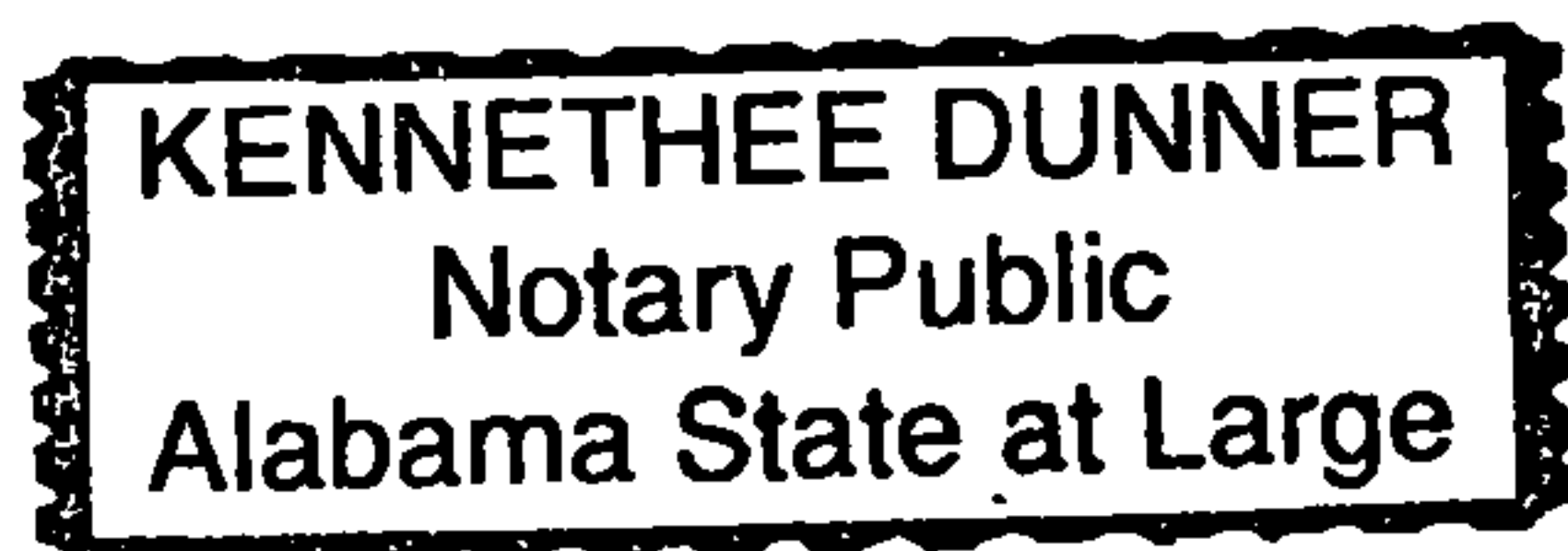
Kimberly M Harper
KIMBERLY M. HARPER

Deon Harper
Deon Harper

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **KIMBERLY M. HARPER** and **Deon Harper** 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 15th day of July, 2021



Kennethee Dunner
Notary Public
My Commission Expires 07/12/2023

**EXHIBIT A
(LEGAL DESCRIPTION)**

Lot 113, according to the Survey of Lacey's Grove Phase 2, as recorded in Map Book 38, page 19, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from D.R. Horton, Inc. - Birmingham to Kimberly M. Kohlheim Harper as set forth in Deed Instrument #20140716000217270 dated 07/10/2014, recorded 07/16/2014, SHELBY County, ALABAMA.

PROPERTY ADDRESS 744 CRIDER ROAD, ALABASTER, AL 35114

Real Estate Sales Validation Form

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

Grantor's Name KIMBERLY M. KOHLHEIM
HARPER
Mailing Address 744 CRIDER ROAD,
ALABASTER, AL 35114

Grantee's Name KIMBERLY M. KOHLHEIM
HARPER
Mailing Address 744 CRIDER ROAD,
ALABASTER, AL 35114

Property Address 744 CRIDER ROAD,
ALABASTER, AL 35114
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2022 10:39:20 AM
\$198.50 JOANN
20220301000086450

Date of Sale
Total Purchase Price \$165,500.00 / 50% = \$33,100.00
or
Actual Value \$
or
Assessor's Market Value \$ 331,100.00



Allen S. Bayl

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
X Other Tax Search

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 3/1/2022

Print Lori Shipton-Post Closing Agent/Mortgage Connect, LP

Unattested

Sign

Lori Shipton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1