



20220509000189270 1/3 \$305.50
Shelby Cnty Judge of Probate, AL
05/09/2022 10:02:52 AM FILED/CERT

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED SEVENTY SEVEN THOUSAND ONE HUNDRED TWENTY AND ZERO CENTS (\$277,120.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Timothy E. Wilson and wife, Martha J. Wilson** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **James Harmon and Loren Harmon** (herein referred to as **Grantee**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Exhibit "A"-Legal Description

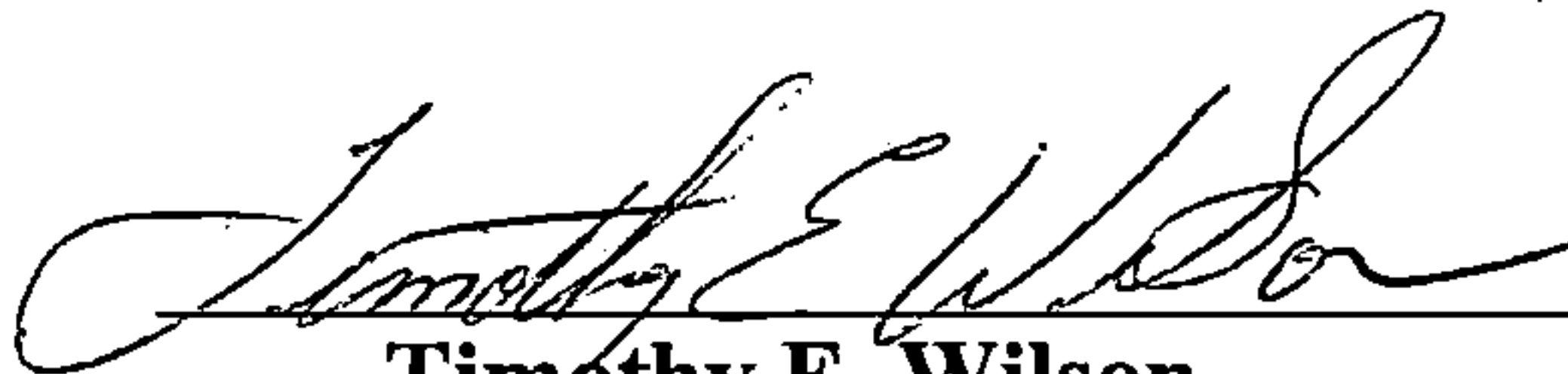
SUBJECT TO:

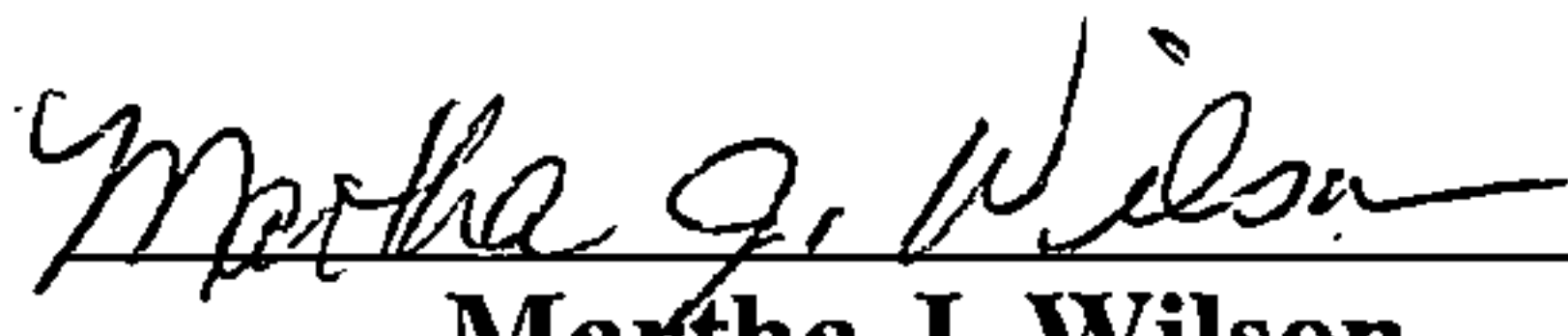
1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of May 2022.


Timothy E. Wilson


Martha J. Wilson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Timothy E. Wilson and Martha J. Wilson**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May 2022.

Shelby County, AL 05/09/2022
State of Alabama
Deed Tax: \$277.50


Notary Public
My Commission Expires 9-1-2024

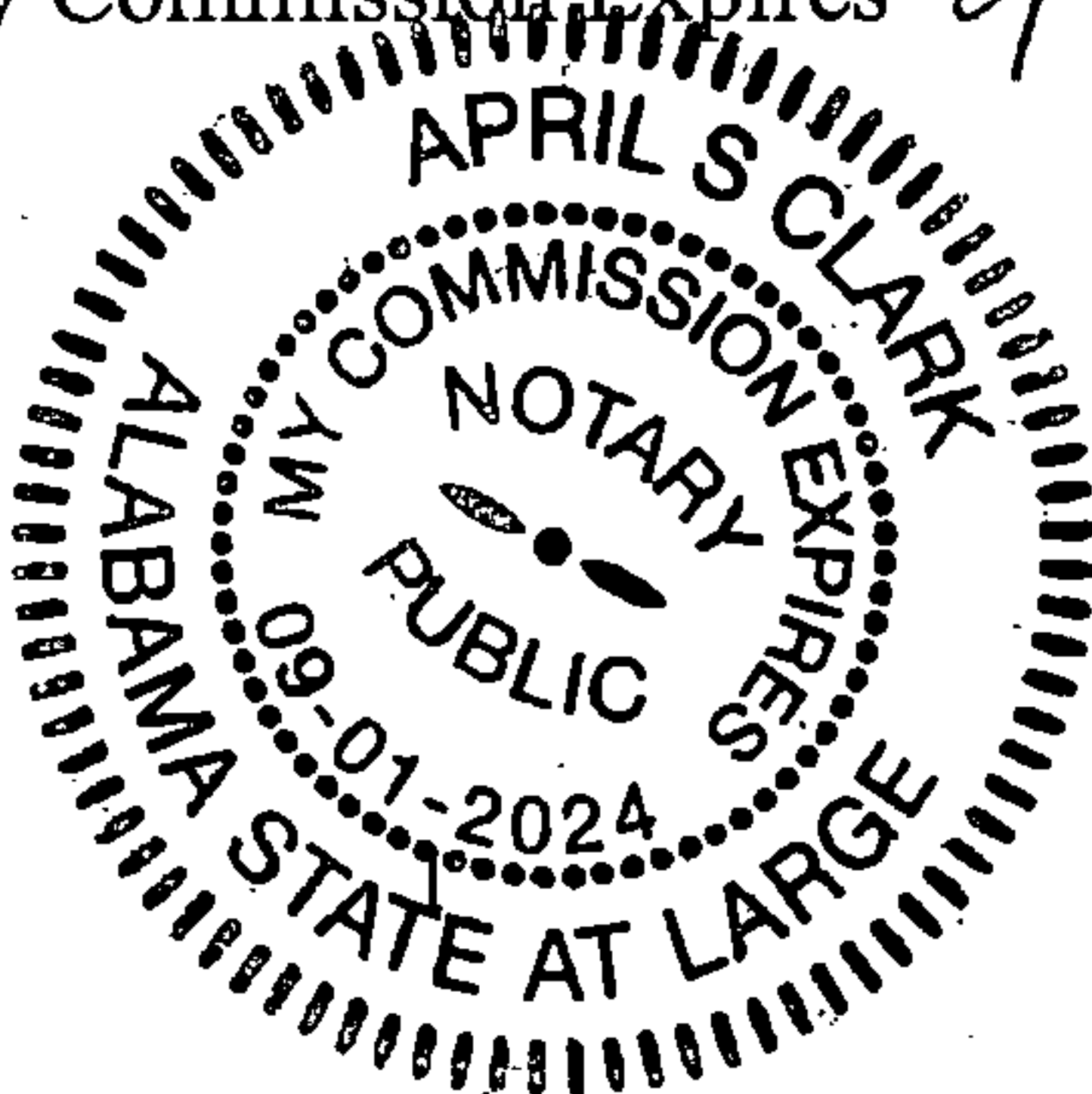


Exhibit "A" – Legal Description



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Parcel 1 – BEGIN at the NE Corner of Lot 16 of Magnolia Parc, as recorded in Map Book 21, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N09°14'39"E for a distance of 220.00'; thence S89°13'25"E for a distance of 942.86'; thence N49°14'16"E for a distance of 90.48'; thence N11°22'19"W for a distance of 483.65'; thence N88°55'23"E for a distance of 286.54'; thence S00°00'00"E for a distance of 509.54'; thence N00°00'00"E for a distance of 265.80; thence S01°02'12"E for a distance of 220.52'; thence S80°36'59"W for a distance of 92.13'; thence S29°17'39"W for a distance of 110.36'; thence S09°06'12"E for a distance of 26.00'; thence S09°08'14"E for a distance of 114.96'; thence N89°13'25"W for a distance of 1335.27'; thence N12°48'44"W for a distance of 224.99' to the POINT OF BEGINNING. Situated in SW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Timothy E. Wilson
Mailing Address 315 Hwy 47 S
Columbiana AL
35051

Grantee's Name James Harmon
Mailing Address _____

Property Address Vacant
Columbiana

Date of Sale 5-6-22
Total Purchase Price \$ 227,120.00

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 _____

Print _____

Sign _____

Timothy E. Wilson

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1