

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Blake Wilfred Harper IV
3641 Shandwick Place
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$850,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Jo Ann W. York aka Joann Wilson York, PR-2022-000342** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Blake Wilfred Harper, IV and RaeAnna Cooner Harper** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 61, according to the Map and Survey of Greystone - 1st Sector, Phase II, as recorded in Map Book 15, Pages 58, 59, 60 and 61 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2022 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$400,000.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

JoAnn W. York was the surviving grantee of that certain deed recorded in Book 364, Page 133 in the Probate Office of Shelby County, Alabama. Bernard Calvin York having died on or around

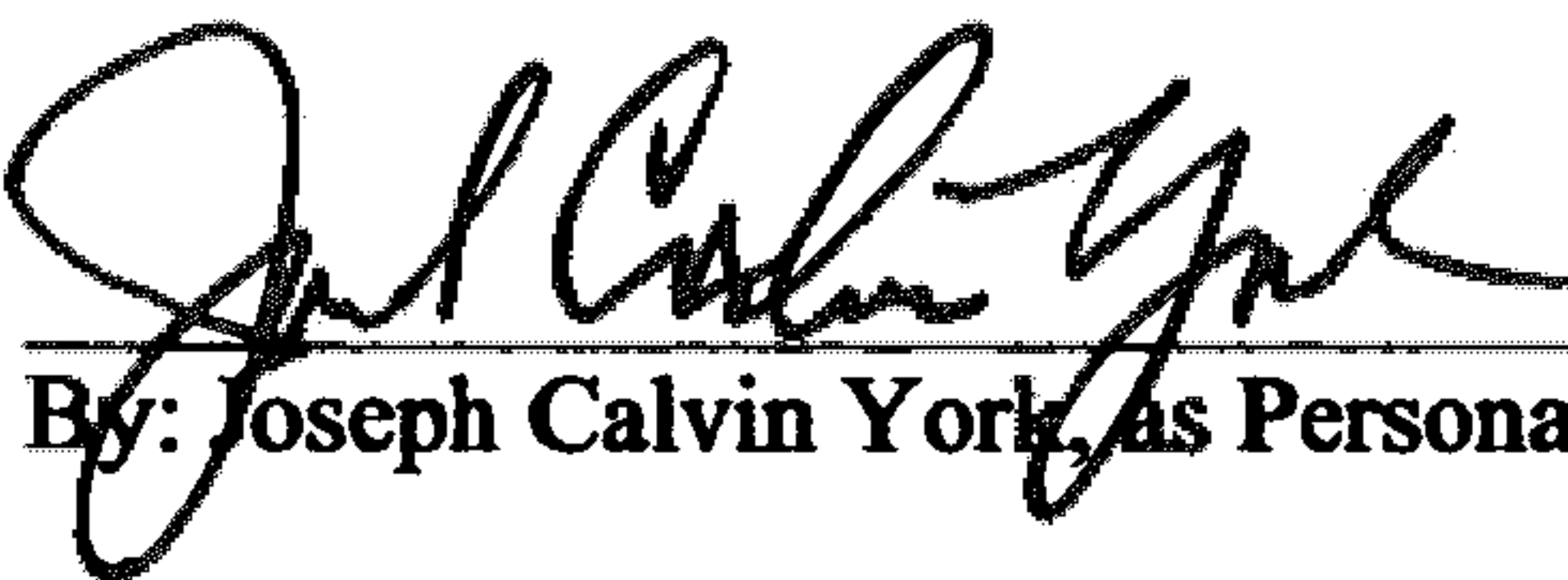
6/27/2021

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

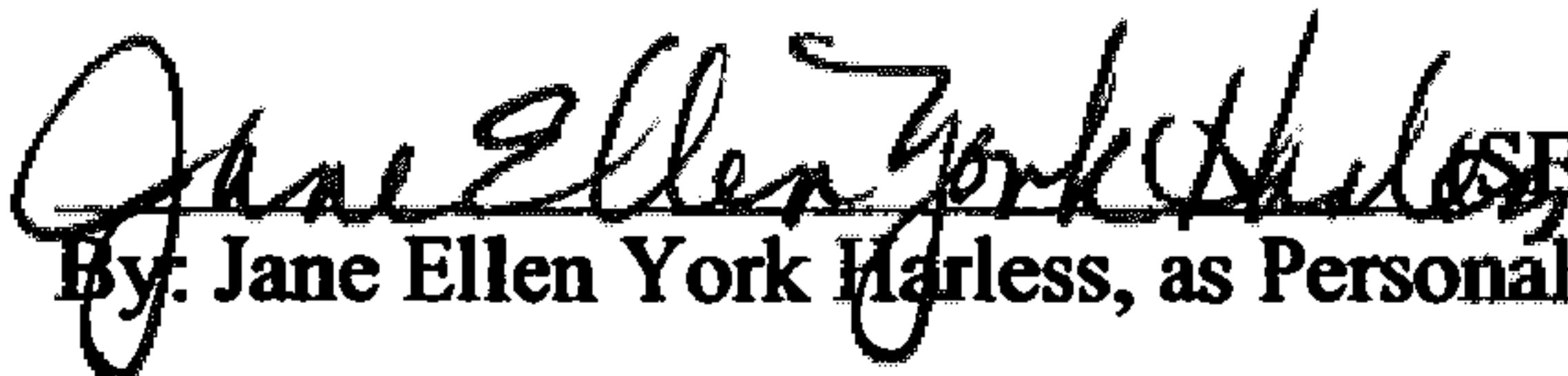
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 31 day of May, 2022.

The Estate of Jo Ann W. York aka Joann Wilson York, PR-2022-000342

 AS PR/CT
(SEAL)

By: Joseph Calvin York, as Personal Representative and Co-Trustee

 (SEAL) AS PR/CT

By: Jane Ellen York Harless, as Personal Representative and Co-Trustee

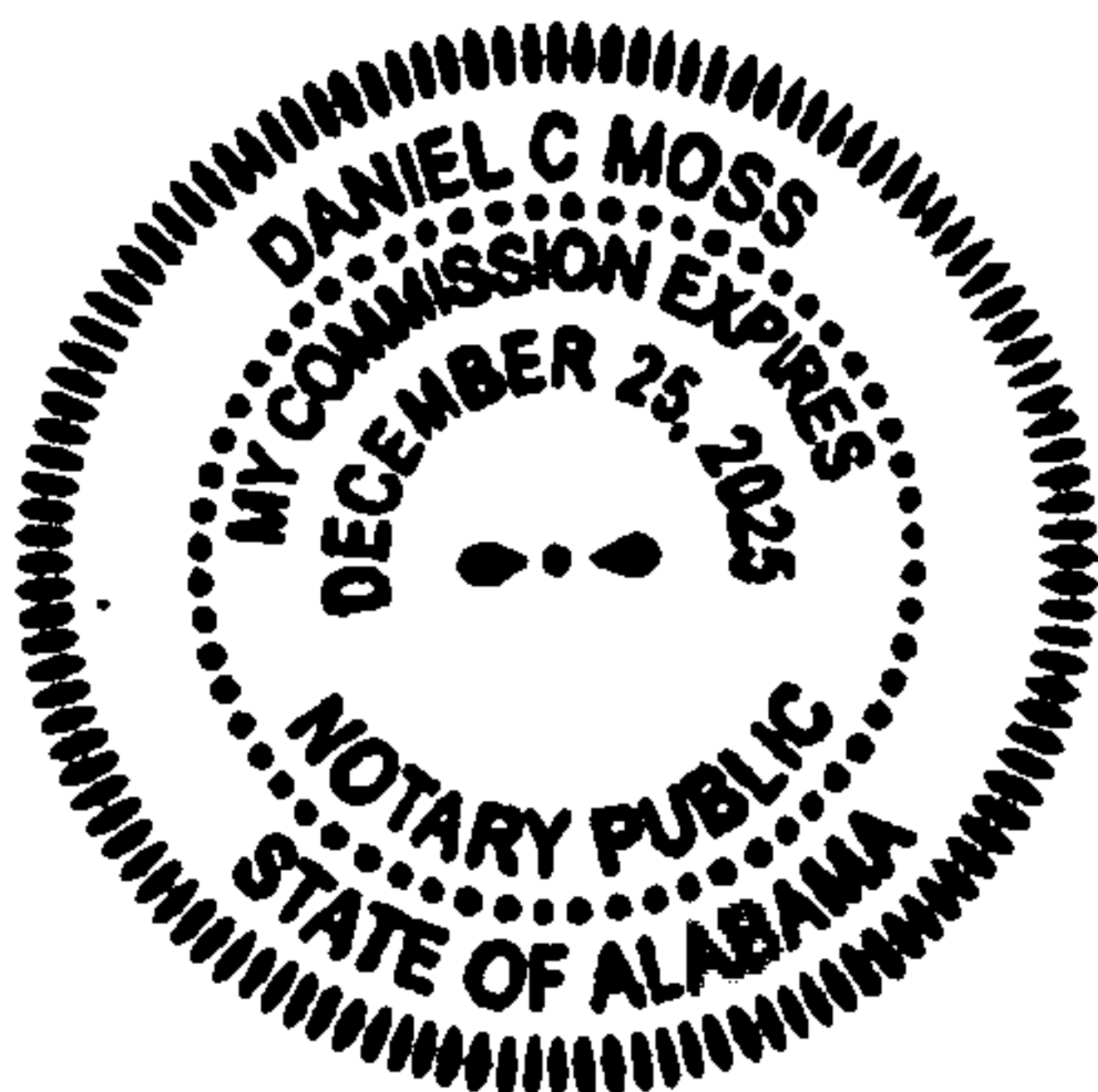
GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that The Estate of Jo Ann W. York aka Joann Wilson York, PR-2022-000342 whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2022.




NOTARY PUBLIC

My Commission Expires: 12-25-25

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name The Estate of Jo Ann W. York aka Joann Wilson York, PR-2022-000342Mailing Address P.O. Box 323
Springville, AL 35146Property Address 3641 Shandwick Place
Birmingham, AL 35242Grantee's Name Blake Wilfred Harper, IV and RaeAnna Cooner HarperMailing Address 3641 Shandwick Place
Birmingham, AL 35242Date of Sale May 31, 2022Total Purchase Price \$850,000.00

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/01/2022 02:52:19 PM
\$480.00 JOANN
20220601000220810

If the conveyance document presented for recordation contains all of the required information referenced in the filing of this form is not required.

Allen S. Bayl

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 5-31-2022Print Rollie W. Smith☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one