

20220728000295560
07/28/2022 11:11:27 AM
DEEDS 1/3

TAX ASSESSOR'S VALUE: \$150,700.00

SEND TAX NOTICE TO:
Harris Estias, LLC
457 Parkway Drive Northeast
Atlanta, GA 30308

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **Ten and 00/100 Dollars (\$10.00)**, in hand paid to the undersigned, **Devon L. Harris, a married man**, whose address is 457 Parkway Drive Northeast, Atlanta, GA 30308 (hereinafter "Grantor", whether one or more), by **Harris Estias, LLC**, a Georgia limited liability company, whose address is 457 Parkway Drive Northeast, Atlanta, GA 30308 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Harris Estias, LLC**, a Georgia limited liability company, the following described real estate situated in Shelby County, Alabama, **the address of which is 413 Cambrian Ridge Trail, Pelham, AL 35124 to-wit:**

Lot 78, according to the Survey of Cambrian Ridge, Phase 3 as recorded in Map Book 21, Page 147, in the Probate Office of Shelby County, Alabama.

The property conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of July, 2022.

[Signature]
Devon L. Harris

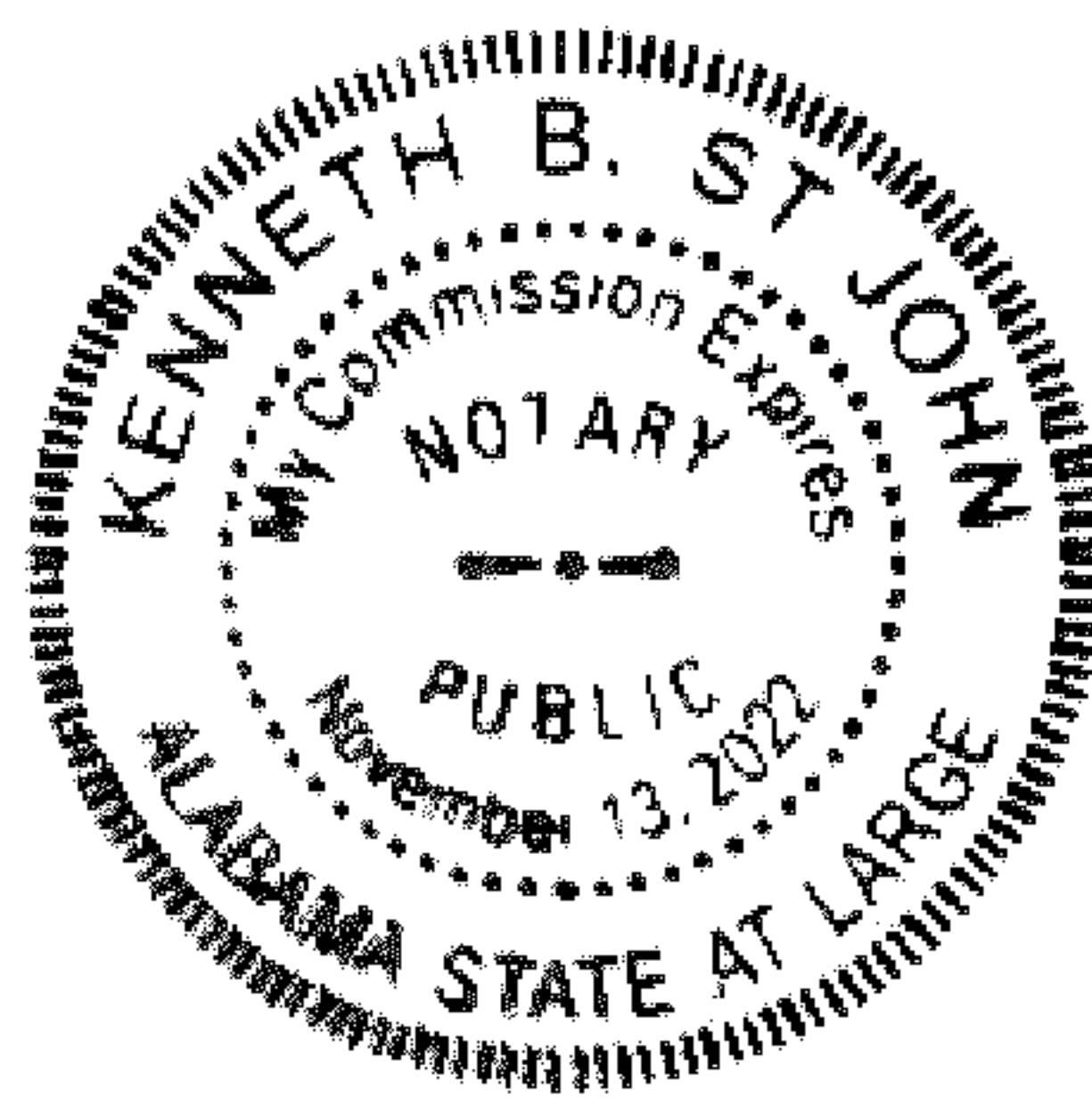
STATE OF Alabama

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that **Devon L. Harris** whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2022.

[Signature]
Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name Devon L. Harris
Mailing Address 457 Parkway Drive Northeast
Atlanta, GA 30308

Grantee's Name Harris Estias, LLC
Mailing Address 457 Parkway Drive Northeast
Atlanta, GA 30308

Property Address 413 Cambrian Ridge Trail
Pelham, AL 35124

Date of Sale July 27, 2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 150,700.00

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
 Sales Contract
 Closing Statement
 Appraisal
 Other Assessor's Value Under Parcel #
13-6-13-1-002-078.000

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 7/27/22

Print [Signature]

Unattested _____
(verified by)

Sign [Signature]
(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
07/28/2022 11:11:27 AM
\$179.00 BRITTANI
20220728000295560

Allie S. Beyl