

20221006000381610
10/06/2022 11:06:59 AM
DEEDS 1/10

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Keith Edward Harmon
(Address) 2612 Serigny St.
Gulf Shores, AL 36542

Actual Value: \$46,667.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Regina Harmon, an unmarried woman, and Jessica Folmar, a married woman, , being the sole heirs and next-of-kin of Neal Gregory Harmon, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Keith Edward Harmon** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 71, according to the Survey of Greenfield Sector 2 as recorded in Map Book 16, Page 106, Shelby County, Alabama records.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HERewith.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HERewith.

The above-described property does not constitute the homestead of any grantor, nor that of their respective spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 seal(s), this 2nd day of September 2022.

Seller Address: 1526 Timber Drive, Helena, AL 35080
Buyer Address: 2616 Serigny St., Gulf Shores, AL 36542
Property Address: 161 Greenfield Ln., Alabaster, AL 35007

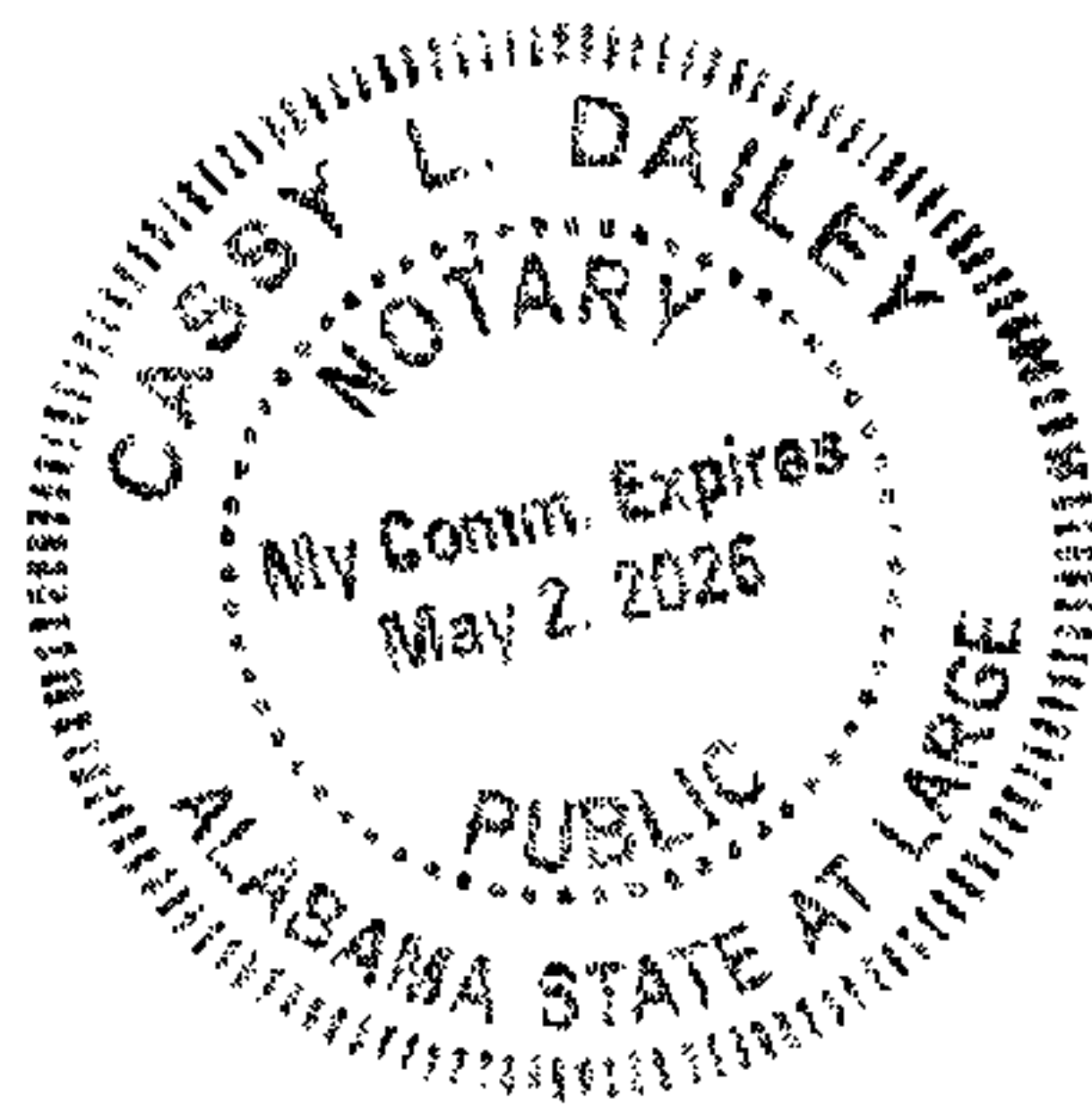
Regina Harmon
Regina Harmon

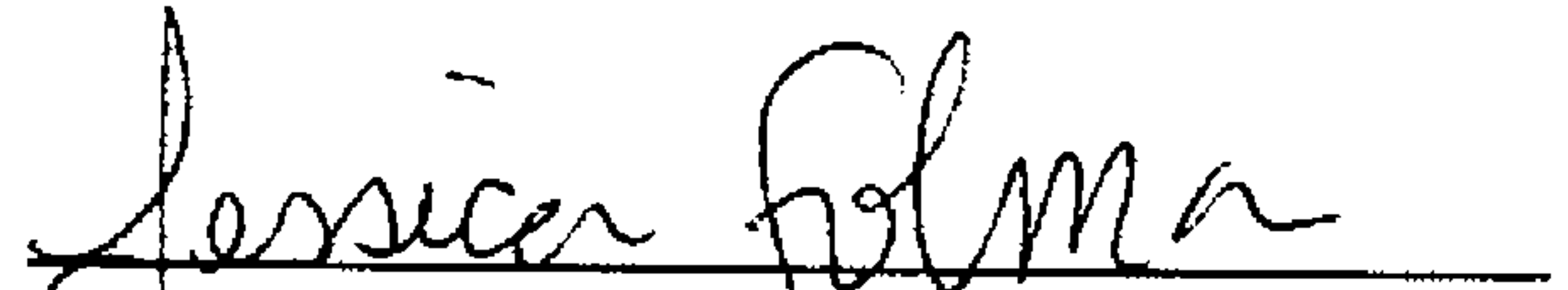
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Regina Harmon**, whose names 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 conveyance, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 2nd day of September, 2022.

Cassy L. Dailey
Notary Public
My commission expires: 5-2-26

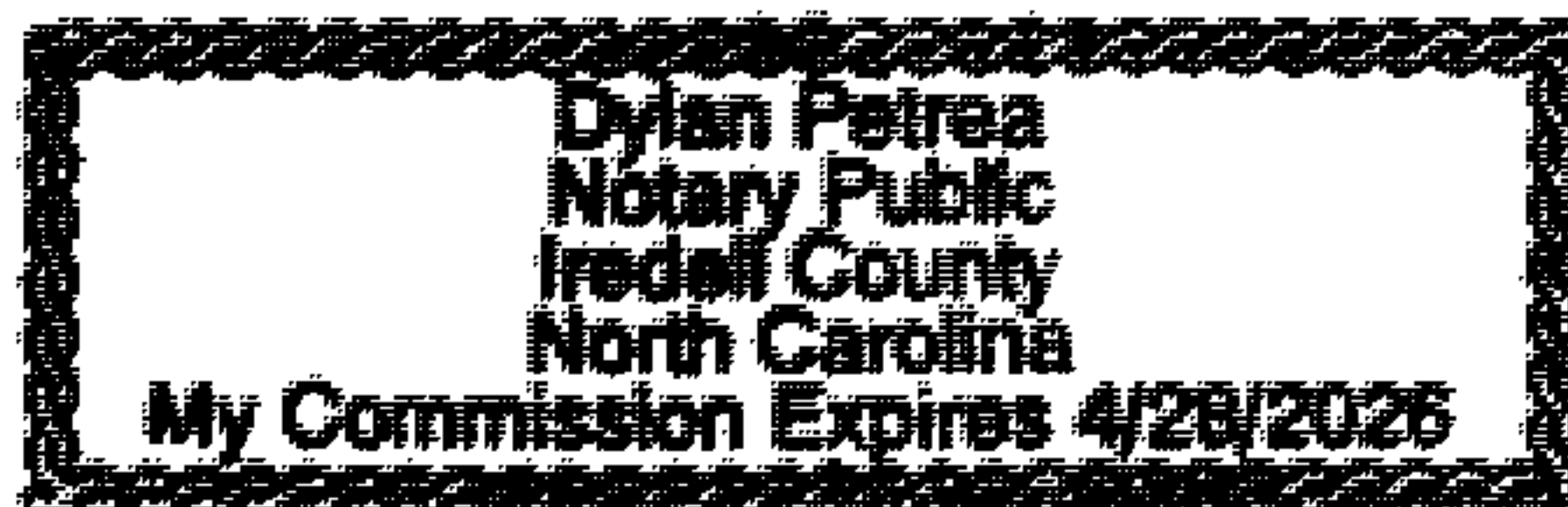



Jessica Folmar

STATE OF North Carolina
COUNTY OF Iredell)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jessica Folmar**, whose names 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 conveyance, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 2nd day of September, 2022.




Notary Public
My commission expires: 09/28/2026

STATE OF ALABAMA
COUNTY OF SHELBY

HEIRSHIP AFFIDAVIT

COME NOW, Regina Harmon and Jessica Folmar, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
2. On June 1, 2007, Neal Gregory Harmon, Keith Edward Harmon, and Jeffrey Dennis Harmon, pursuant to instrument recorded in Instrument No. 20070612000276170, in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Jefferson County, Alabama.

The above referenced real estate is hereinafter described, as follows:

Lot 71, according to the Survey of Greenfield Sector 2 as recorded in Map Book 16, Page 106, Shelby County, Alabama Records.

3. On or about January 13, 2019, Neal Gregory Harmon died, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Neal Gregory Harmon, he left the following heirs and next-of-kin to survive him:

Regina Harmon - Wife

1526 Timber Drive
Helena, AL 35080

Jessica Folmar - Daughter

132 Pink Orchard Drive
Mooreville, NC 28115

5. The above designated survivors, are the only heirs and next of kin of Neal Gregory Harmon, are over the age of nineteen (19) years, and of sound mind. Furthermore, Neal Gregory Harmon left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Neal Gregory Harmon have heretofore been paid and satisfied.

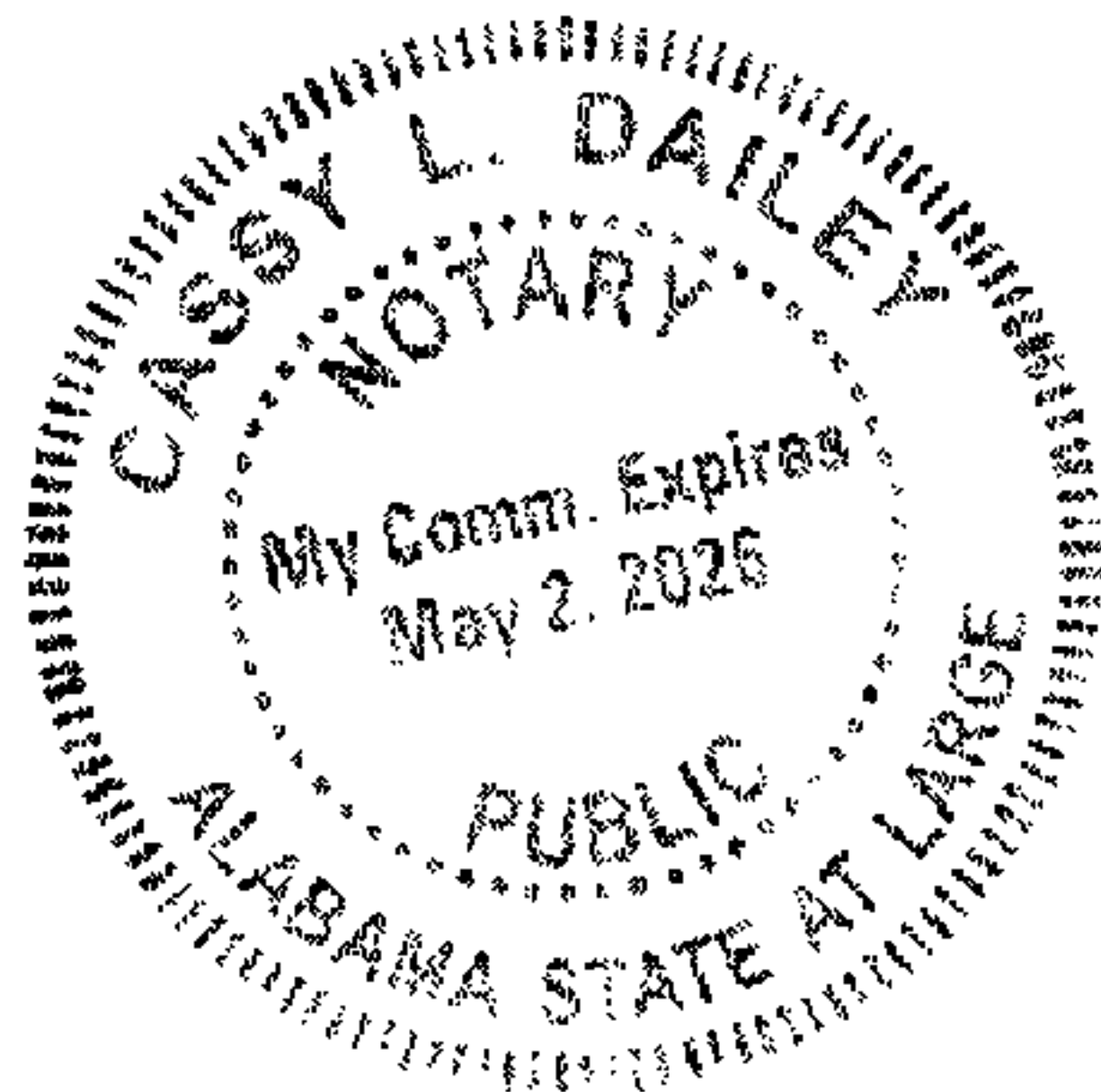
Regina Harmon
Regina Harmon

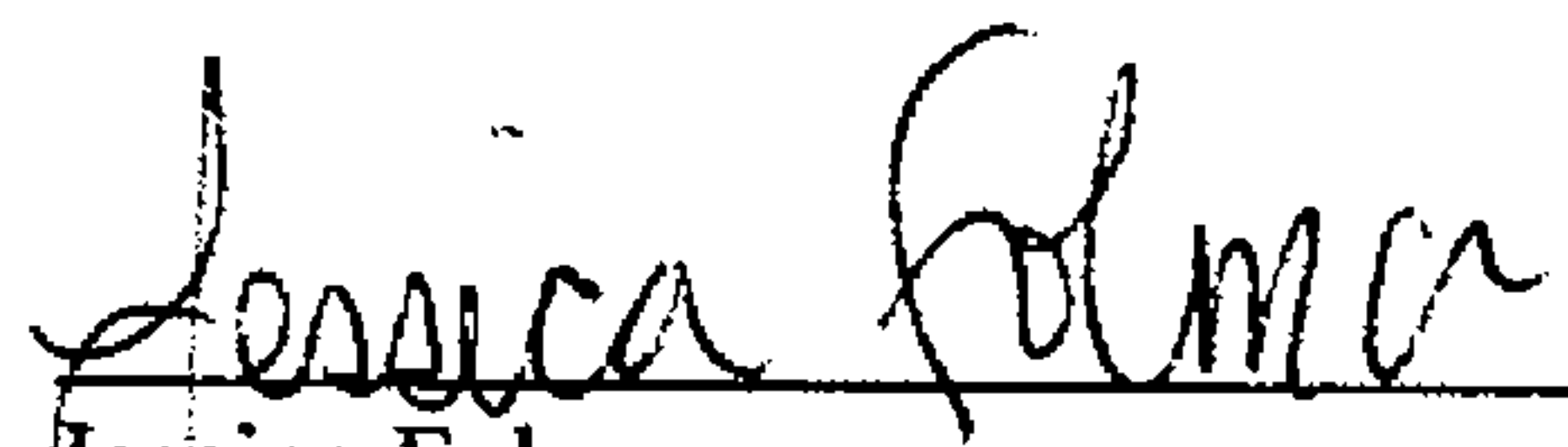
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Regina Harmon**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 2nd day of September, 2022.

Cassy L. Dailey
Notary Public
My commission expires: 5-2-26





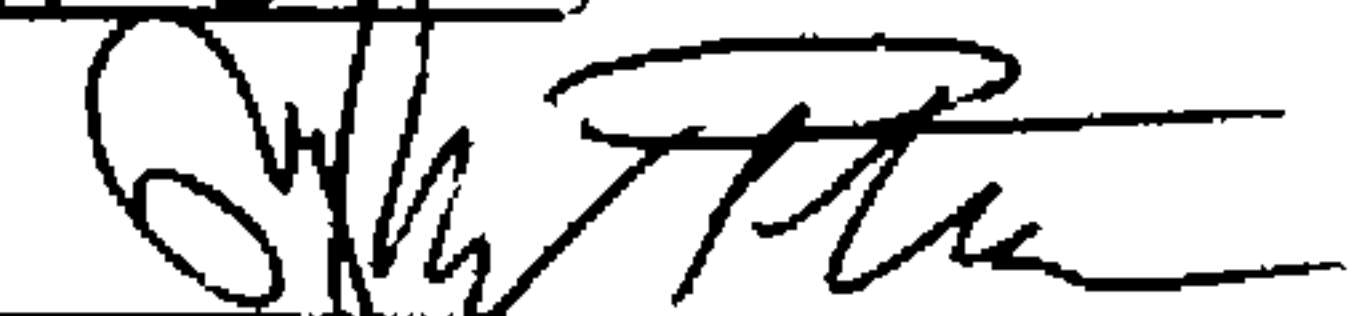
Jessica Folmar

STATE OF North Carolina
COUNTY OF Iredell

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jessica Folmar**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 2nd day of September, 2022.





Notary Public
My commission expires: 09/28/2026

AFFIDAVIT AS TO HEIRS

State of ALABAMA

County of JEFFERSON

On this 6TH day of SEPT., 2022 before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Neal Gregory Harmon, deceased having known the family for many years.

The purpose of this affidavit is to establish the heirs and next of kin of Neal Gregory Harmon under Section 43-8-41 et seq. of the Code of Alabama the owner of the real property described herein.

Neal Gregory Harmon died on January 13th, 2019. Decedent did not have a Last Will and Testament in the State of Alabama.

Upon Neal Gregory Harmon's death he was the fee simple owner in the following described property:

Lot 17, according to the Survey of Greenfield Sector 2 as recorded in Map Book 16, Page 106, Shelby County, Alabama Records.

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: Regina Harmon

Children: Jessica Folmar

Adopted children: NONE

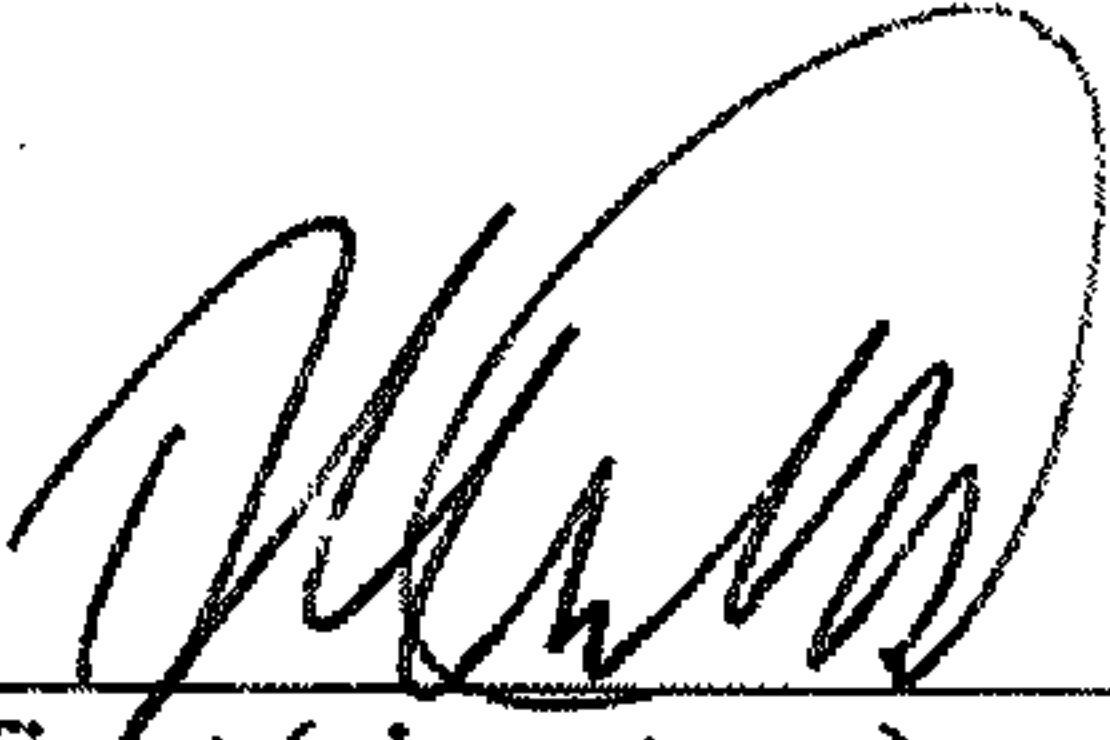
Descendants of deceased children: NONE.

And Affiant further states that said descendants left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

To the best of my knowledge the debts against said estate have been paid.



Affiant (signature)

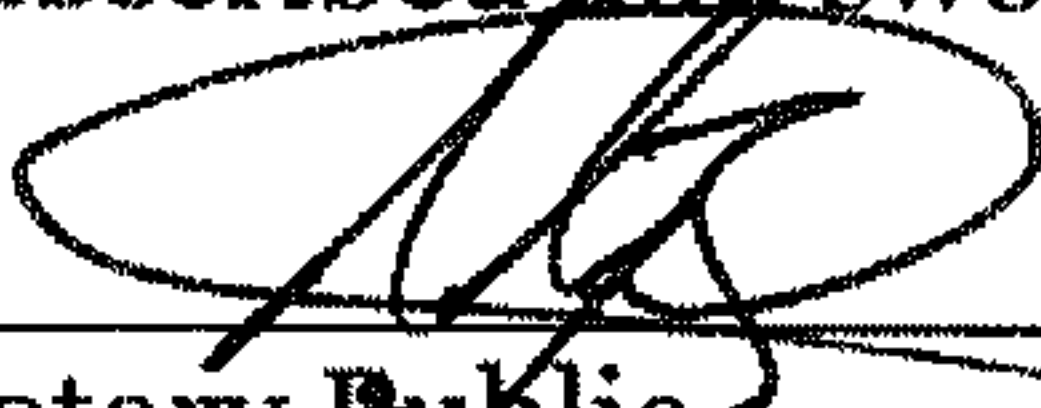
GUY ROSENSTIEL

Printed Name

1588 CREEKSTONE CR.

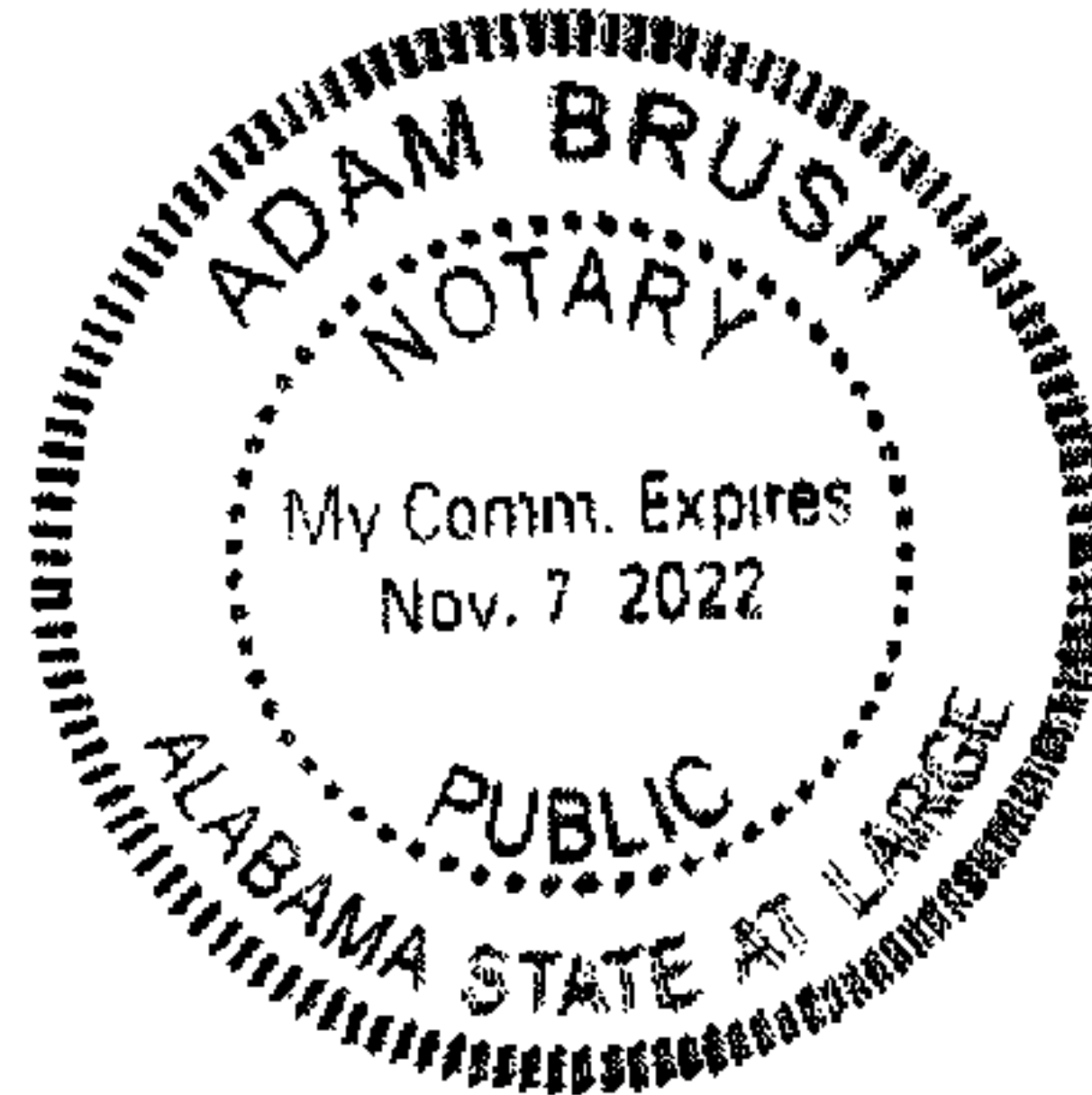
Address BIRMINGHAM, AL 35243

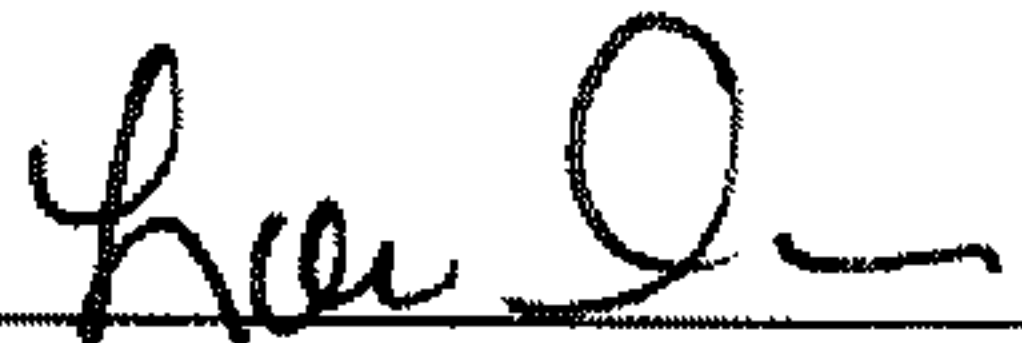
Subscribed and sworn to before me on this 6TH day of SEP 2022.



Notary Public

My term expires: 11/07/2022

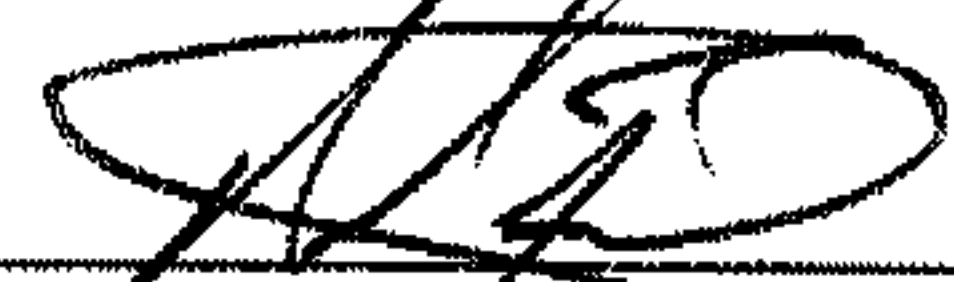


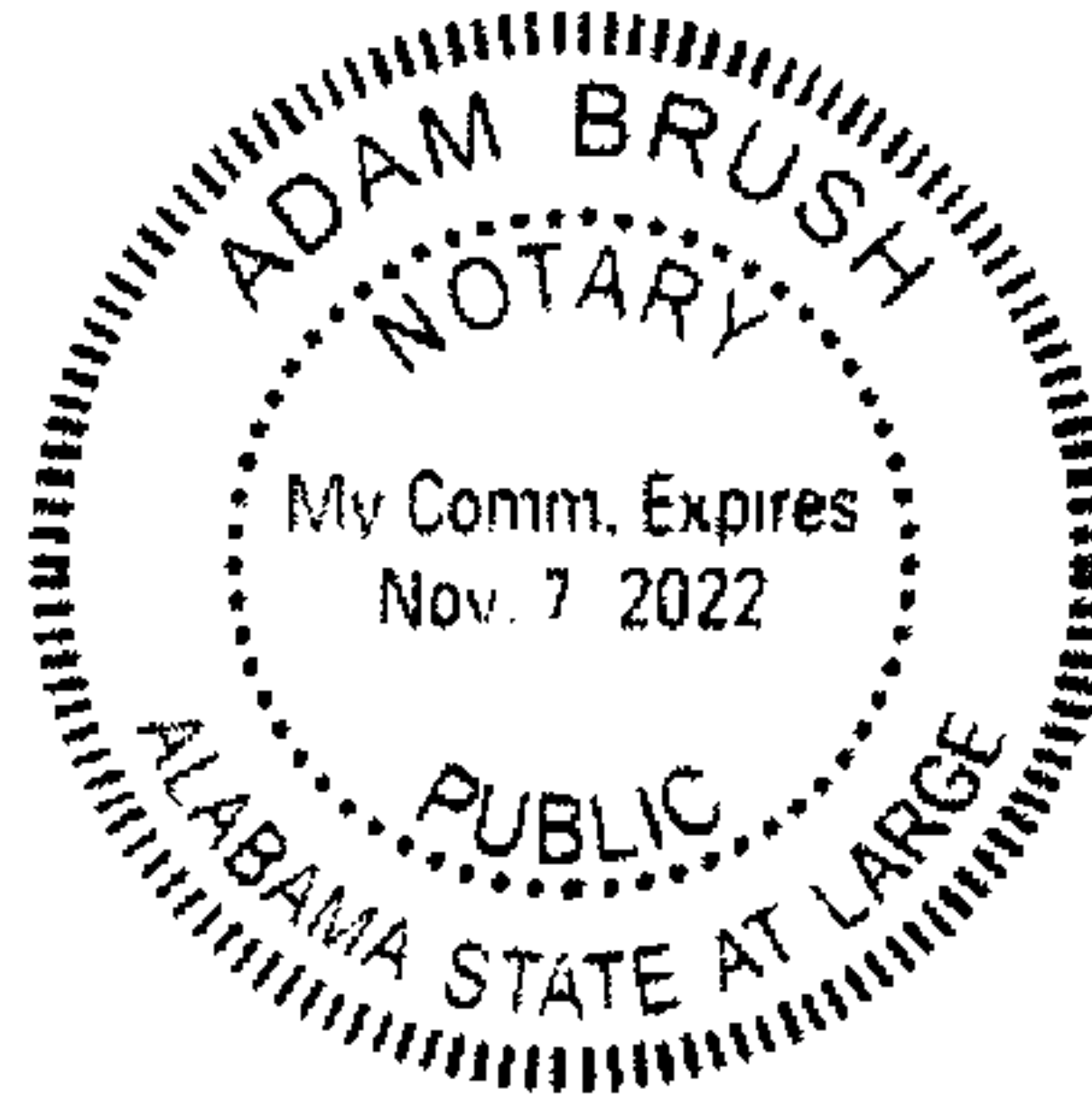

Affiant (signature)

Lori Orr
Printed Name

105 Silverleaf Drive
Address Pelham, AL 35124

Subscribed and sworn to before me on this 12th day of Sept. 2022.


Notary Public
My term expires: 11/07/2022



20221006000381610 10/06/2022 11:06:59 AM DEEDS 10/10

Accepted and Agreed:

Regina Harmon
Regina Harmon

JFolmar
Jessica Folmar



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2022 11:06:59 AM
\$96.00 JOANN
20221006000381610

Allie S. Bayl