

20230110000007510
01/10/2023 08:07:33 AM
DEEDS 1/4

Recordation Requested By/Return to:

FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
File No. 2022-09-530

Send Tax Notices to:

ERIKA LAM YEAP HARJU AND STANTON INGRAM
1092 REGENCY WAY
BIRMINGHAM, AL 35242

WARRANTY DEED

Executed this 28th day of December, 2022, for good consideration of **ZERO DOLLARS (\$0.00)**, I (we) **ERIKA LAM YEAP HARJU AND SPOUSE JOINING IN SEAN CURTIS HARJU** whose mailing address is 1092 REGENCY WAY, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **ERIKA LAM YEAP HARJU, MARRIED AND STANTON INGRAM, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 1092 REGENCY WAY, BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOFAPN:
092100000042.000


Property Address: 1092 REGENCY WAY, BIRMINGHAM, AL 35242

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said GRANTEES, 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 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

This instrument was prepared without the benefit of a title examination.

WITNESS the hands and seal of said Grantor(s) this 28th day of December, 2022.




ERIKA LAM YEAP HARJU



SEAN CURTIS HARJU

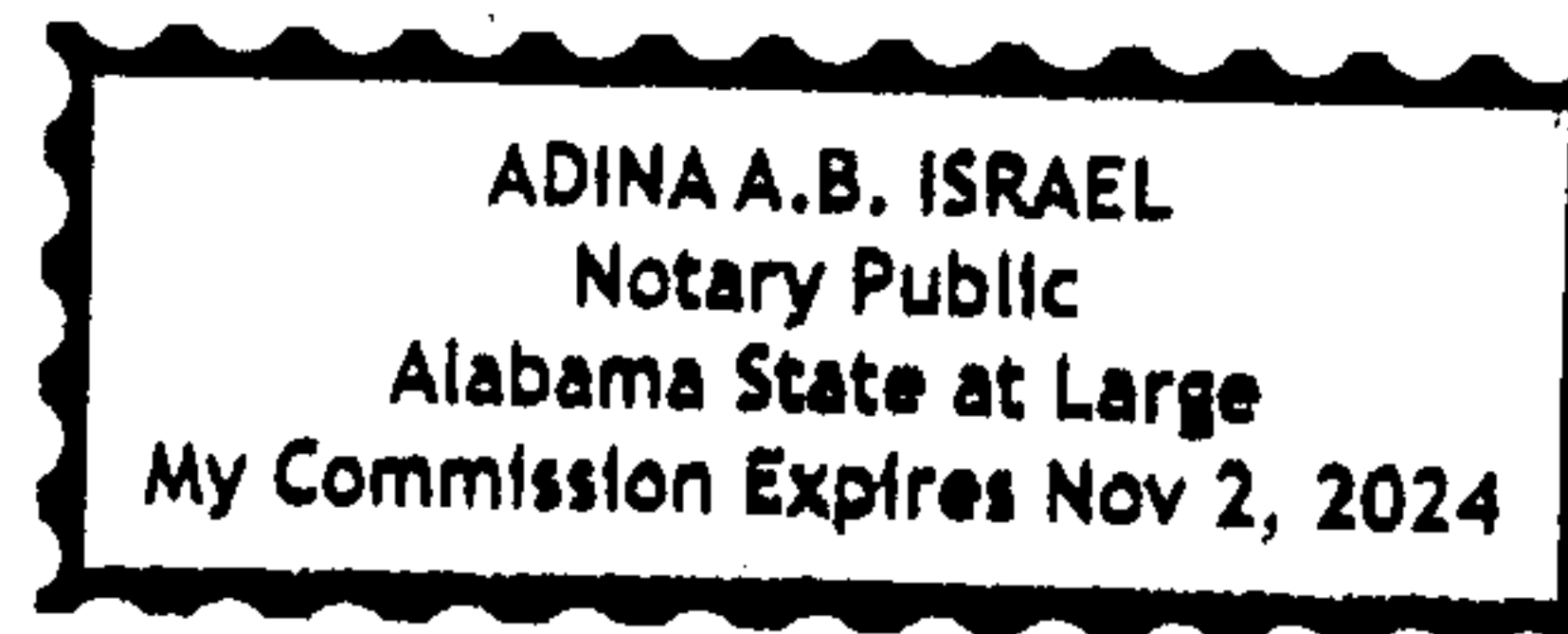
STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Adina A.B. Israel, a Notary Public, hereby certify that **ERIKA LAM YEAP HARJU AND SEAN CURTIS HARJU** whose name(s) is are signed to the foregoing conveyance, and who is are known to me, acknowledged before me on this day 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 this day of , 20 .



Notary Public

This Instrument Prepared By:
BARRY CAROTHERS, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Stanton Ingram and
 Mailing Address Erika Lam Yeap Harju
1092 Regency Way
Birmingham, Alabama 35242

Grantee's Name Erika Lam Yeap Harju and
 Mailing Address Sean Curtis Harju
1092 Regency Way
Birmingham, Alabama 35242

Property Address 1092 Regency Way
Birmingham,
Alabama
35242

Date of Sale 12/28/2022
 Total Purchase Price \$

or
 Actual Value \$ 577,400.00

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 adding daughter to title

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 12-28-2022

☒ Unattested

[Signature]
 (verified by)

Print

Sign

[Signature] [Signature]
Stanton Ingram and Erika Lam Yeap Harju
 (Grantor/Grantee/Owner/Agent) circle one

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

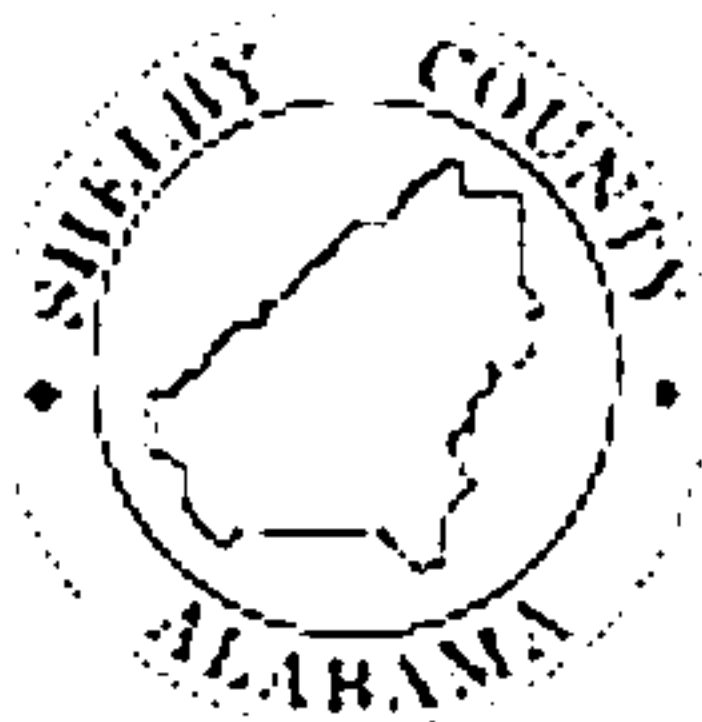
Lat 2920, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, page 33 A, B, C and D, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, Common Area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 and amended in Inst. no. 1996-17543, and further amended in Inst. No. 999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 27th Sector, recorded as Inst. No. 20031010000683520, in the Probate Office of Shelby County, Alabama (which with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Parcel ID:092100000042.000

Commonly known as 1092 Regency Way, Birmingham, AL 35242
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20220131000041930.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2023 08:07:33 AM
\$608.50 JOANN
20230110000007510

Allen S. Bayl