



20231109000330960 1/3 \$427.00
Shelby Cnty Judge of Probate, AL
11/09/2023 02:11:41 PM FILED/CERT

This instrument prepared by:
Law Offices of Thomas J. Skinner, IV, LLC
1 Independence Plaza Suite 145
Birmingham, Alabama 35209

Send tax notice to:
Aaron and Tammy Thornton
1403 Glaze Ferry Road
Harpersville, Alabama 35807

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of Three Hundred Ninety-Nine Thousand and 00/100 Dollars (\$399,000.00), the undersigned Grantor **David H. Sharp**, a married man, in hand paid by Grantee **Aaron and Tammy Thornton**, a married couple, the receipt and sufficiency of which are hereby acknowledged, the said Grantors do hereby grant, bargain, sell, and convey unto said Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT 1 ATTACHED HERETO.

The Grantor further grants, bargains, sells, and conveys the Deer Valley Deluxe mobile home (Length: 60', Width: 32'; 2014 model; serial # – 11405235A) situated on the property along with the real property. Said mobile home is sold "as is, where is," and the Grantors makes no warranties of any kind relating to the mobile home, including but not limited to, any warranties as to the condition or habitability of said mobile home.

TO HAVE AND TO HOLD unto Grantees, their respective successors and assigns forever.

Grantor does for himself, his respective successors and assigns, covenant with Grantees, their respective successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth hereinabove; that he has a good right to sell and convey the same as aforesaid; and that he will, and their respective successors and assigns shall warrant and defend the same to Grantees, their respective successors and assigns forever against the lawful claims of all persons.

This instrument is prepared based on information provided by the parties. The attorney drafting this instrument has made no search or examination of the title records concerning the above-referenced property, and makes no representation, expressed or implied, concerning the nature, quality or status of the legal description or title herein conveyed.

The Grantor hereby certifies that this property is not the homestead of the Grantor or his spouse.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 9th day November, 2023.



David H. Sharp - Grantor

State of Alabama)
Shelby County)

I, the undersigned authority, for and in said County and in said State, do hereby certify that David H. Sharp, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 9th day of November, 2023.

[SEAL]



Notary Public

My Commission Expires:

25 October 2025

Shelby County, AL 11/09/2023
State of Alabama
Deed Tax: \$399.00

Exhibit 1



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LEGAL DESCRIPTION

From the Southeast corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North 0 degrees 35 minutes 18 seconds East along the East boundary of said Section 26 and along or near the Center of a County Paved Road for a distance of 1420.63 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue North 0 degrees 35 minutes 18 seconds East along said East boundary for a distance of 1222.62 feet to the Northeast corner of the SE 1/4 of said Section 26; thence proceed along the North boundary of said SE 1/4 of said Section 26 North 89 degrees 36 minutes 47 seconds West 2647.34 feet to a point on an accepted fence line; thence continue along said fence line South 0 degrees 28 minutes 56 seconds West 1318.97 feet; thence continue along fence line South 89 degrees 48 minutes 23 seconds East 935.55 feet; thence continue along fence line South 89 degrees 56 minutes 03 seconds East 1109.03 feet; thence continue along fence line North 0 degrees 45 minutes 52 seconds East 98.05 feet; thence South 88 degrees 33 minutes 26 seconds east and along said fence 600.13 feet, back to the POINT OF BEGINNING.

ALSO:

From the Northeast corner of the NE 1/4- SE 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North 89 degrees 36 minutes 47 seconds West along the North boundary of said NE 1/4 - SE 1/4 for a distance of 987.25 feet to a point in the center of a County paved road, said point being the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed South 59 degrees 07 minutes 53 seconds East along the Center of said road for 39.16 feet; thence South 84 degrees 27 minutes 14 seconds West 193.21 feet; thence North 89 degrees 36 minutes 18 seconds West 134.76 feet; thence South 78 degrees 05 minutes 00 seconds West 723.82 feet; thence South 0 degrees 28 minutes 55 seconds West 600.00 feet; thence South 25 degrees 06 minutes 21 seconds West 576.31 feet to a point on an accepted fence line; thence North 89 degrees 48 minutes 23 seconds West along said fence line for 419.90 feet to a point at a fence corner; thence North 0 degrees 28 minutes 56 seconds East along said fence line for 1318.97 feet to a point on the North boundary of the NW 1/4 - SE 1/4 of the aforementioned Section 26; thence South 89 degrees 36 minutes 47 seconds East along the North boundary of the North one - half of the SE 1/4 of said Section 26 for 1660.08 feet, back to the POINT OF BEGINNING.

Grantor's Name DAVID H. SHARP
Mailing Address 1403 GLAZE Ferry Rd
Harpersville, AL 35807

Grantee's Name Aaron & Tammy Thornton
Mailing Address 1403 GLAZE Ferry Rd
Harpersville, AL 35807

Property Address 1403 GLAZE Ferry Rd
Harpersville, AL 35807

Date of Sale Nov. 9, 2023
Total Purchase Price \$ 399,000.



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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 11-9-23

Unattested

(verified by)

Print

Andrew Dean McConath

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1