

20240319000074380

03/19/2024 08:13:37 AM

DEEDS 1/4

**SEND TAX NOTICE TO:**

**James R Harrington, Jr. and Allison T  
Harrington**

**203 Beaver Crest Circle  
Pelham, Alabama 35124**

**This instrument was prepared by:**

Edward Reisinger

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Three Hundred Thirty Thousand dollars & no cents (\$330,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Julie D Richey and John Bradley Richey, wife and husband**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**James R Harrington, Jr. and Allison T Harrington**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 28, ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE, THIRD SECTOR, AS RECORDED IN MAP BOOK 27, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

\$313,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 27, Page 91.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #1998-29313, Amended in Instrument #2000-19725, and further Amended in Instrument #2000-38708 in the Probate Office of Shelby County, Alabama.

WARRANTY DEED, JOINT TENANTS

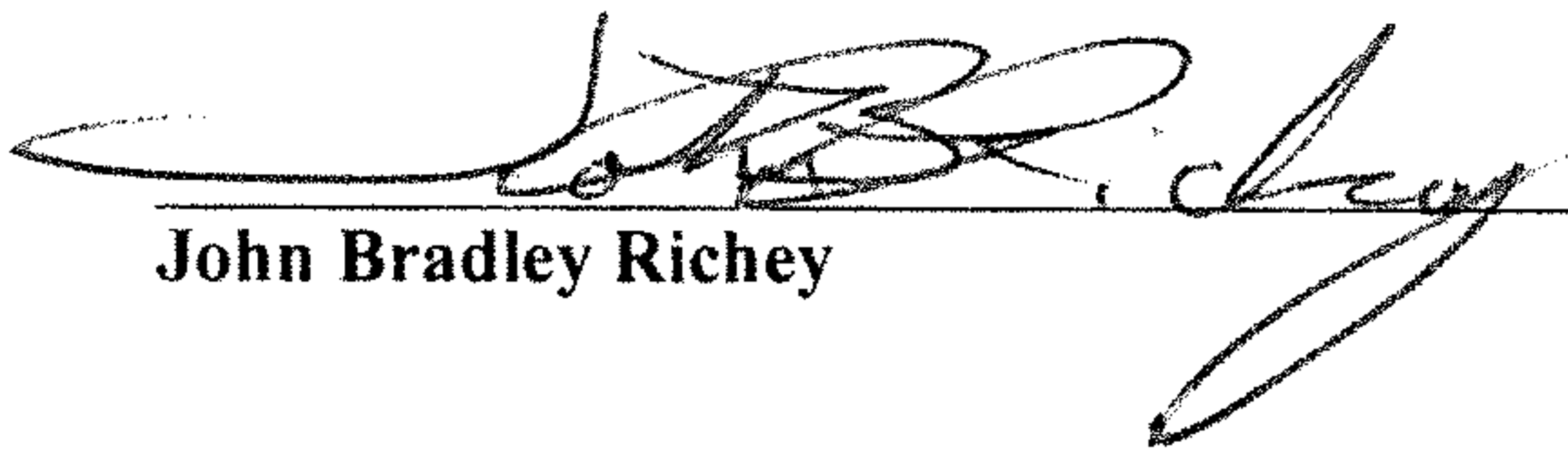
WITH RIGHT OF SURVIVORSHIP

CBT File #2312051

**TO HAVE AND TO HOLD** Unto 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 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 **GRANTEES**, 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**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), **March 6, 2024**.

 (Seal)  
John Bradley Richey

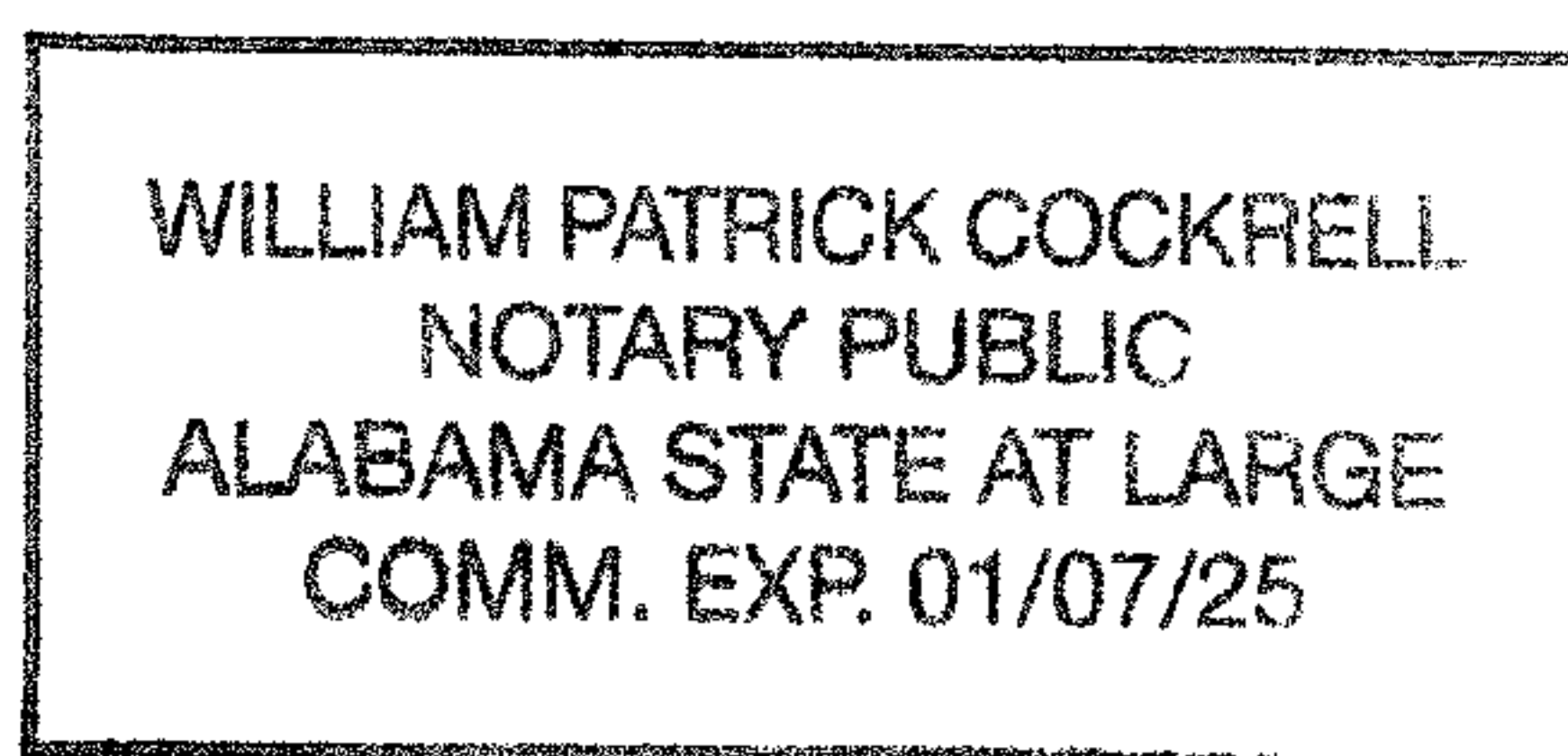
**STATE OF ALABAMA**

**General Acknowledgement**

**JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Bradley Richey, a married man**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2024



Notary Public.

(Seal)

My Commission Expires: \_\_\_\_\_

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), March 14, 2024.

 (Seal)  
Julie D Richey

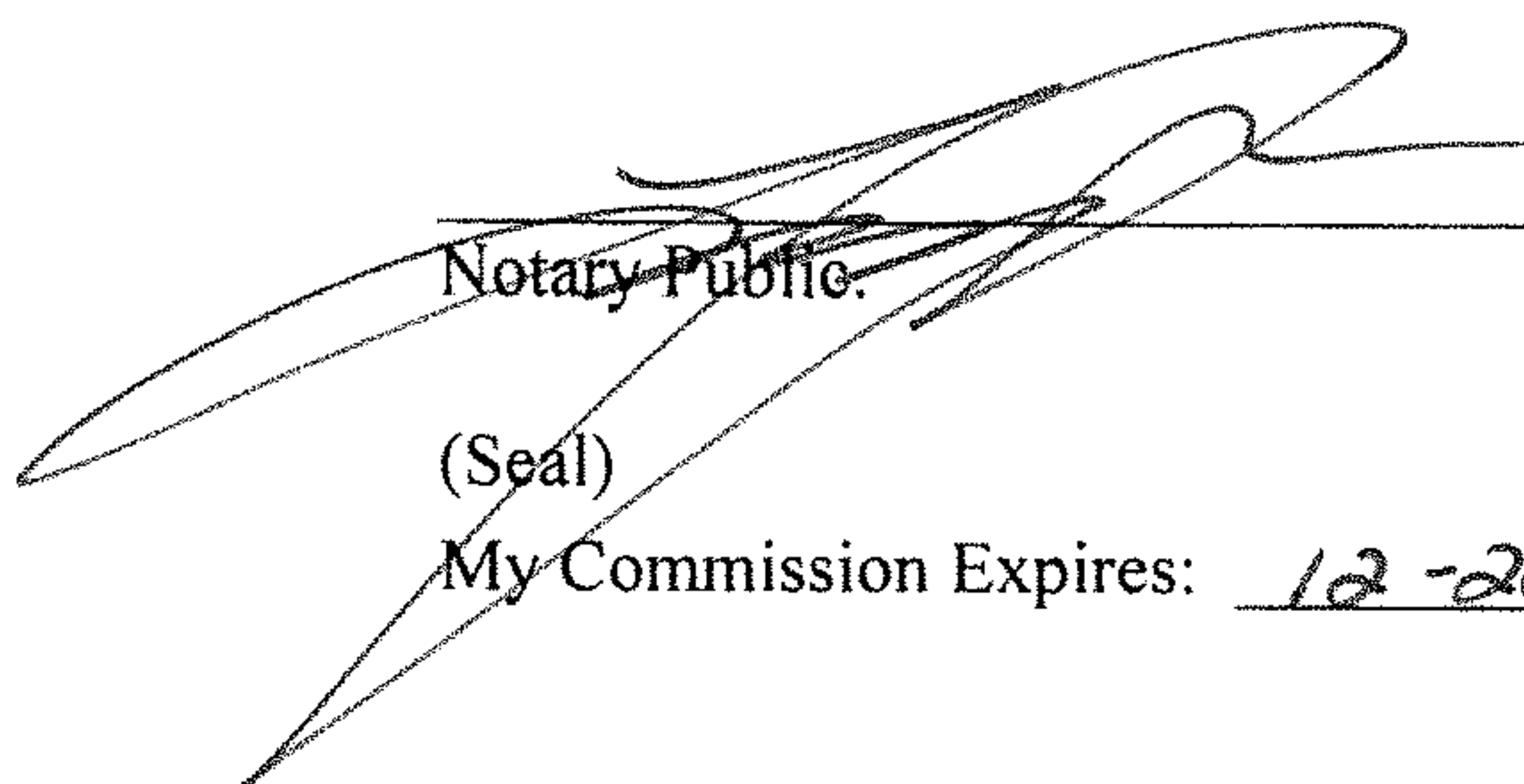
STATE OF ALABAMA

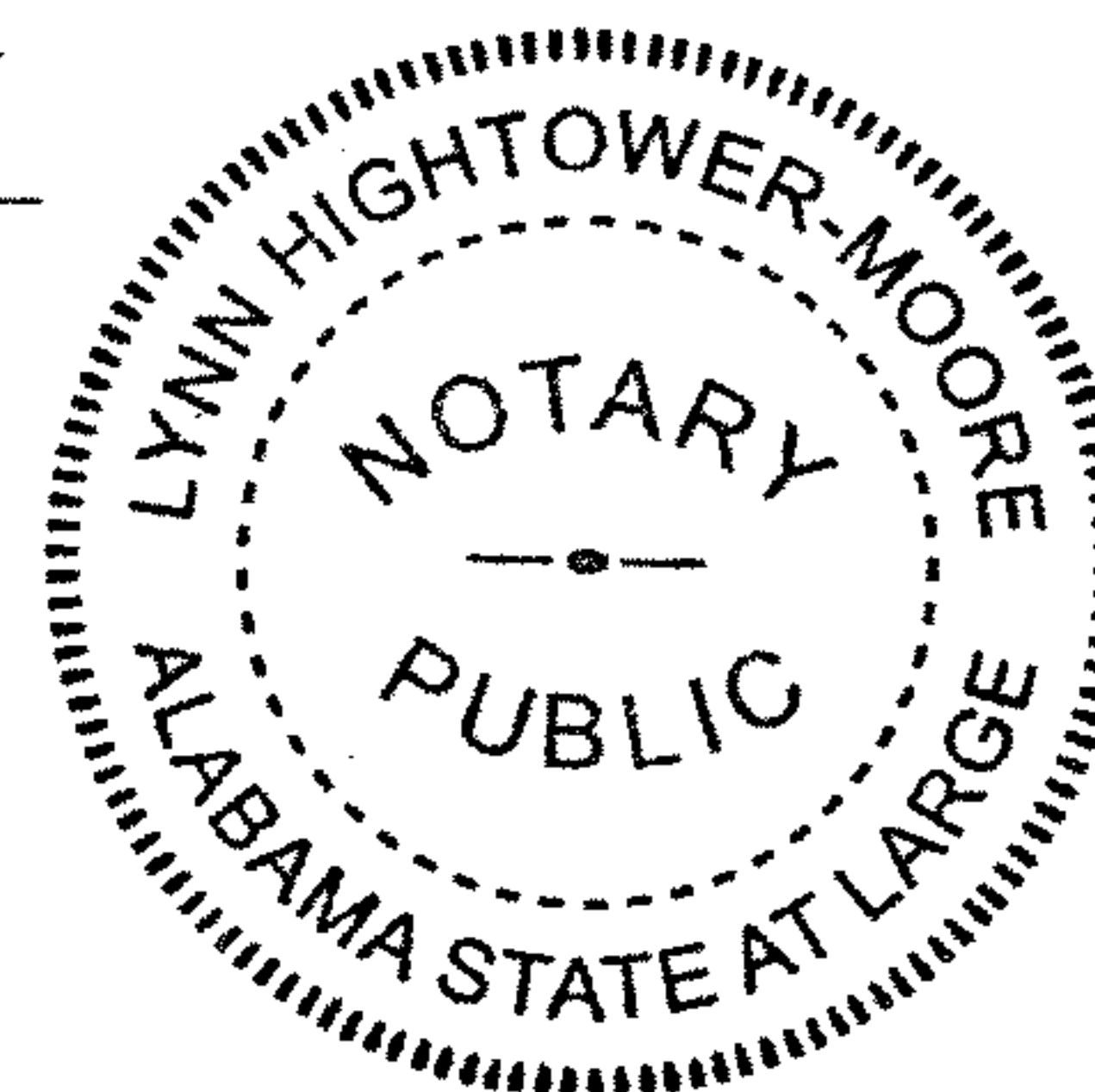
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Julie D Richey, a married woman**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2024

  
Notary Public.  
(Seal)  
My Commission Expires: 12-22-25





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

Grantor's Name Julie D Richey and John Bradley Richey

Grantee's Name James R Harrington, Jr. and Allison T Harrington

Mailing Address PO Box 372  
Folly Beach, South Carolina 29439Mailing Address 203 Beaver Crest Circle  
Pelham, Alabama 35124Property Address 203 Beaver Crest Circle,  
Pelham, Alabama 35124Date of Sale 03/14/2024Total Purchase Price \$330,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/19/2024 08:13:37 AM  
 \$47.50 JOANN  
 20240319000074380

The purchase price or actual value claimed on this Alison T. Richey 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 of 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 3-14-24Print James R Harrington, Jr.Unattested

(verified by)

Sign

James R Harrington, Jr.  
 (Grantor/Grantee/Owner/Agent) circle one