

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Jacob E. Taylor and Courtney Taylor
128 Wisteria Drive
Alabaster, AL 35007

WARRANTY DEED

Joint With Right Of Survivorship

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Fifty-Five Thousand And No/100 Dollars (\$455,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Harry C Harrison an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jacob E. Taylor and Courtney Taylor (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 8, according to the survey of Wisteria, as recorded in Map Book 39, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

HARRY C HARRISON IS ONE AND THE SAME AS HARRY HARRISON WHO IS GRANTEE IN THAT CERTAIN WARRANTY DEED RECORDED IN SHELBY COUNTY INST # 20081002000389040.

NINA HARRISON IS ONE AND THE SAME AS CHANG K HARRISON WHO IS GRANTEE IN THAT CERTAIN WARRANTY DEED RECORDED IN SHELBY COUNTY INST # 20081002000389040.

Harry Harrison is the surviving grantee in that certain Statutory Warranty Deed recorded in Inst. # 20081002000389040. The other grantee, Nina Harrison, having died on or about October 4, 2021.

Subject to a third party mortgage in the amount of \$409,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

Poor Quality

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 20th day of March, 2024

Harry C. Harrison by
Lowell W. Harrison, as his attorney-in-fact
 Harry C Harrison by Lowell W Harrison
 as his attorney-in-fact

STATE OF TX
 COUNTY OF TARRANT

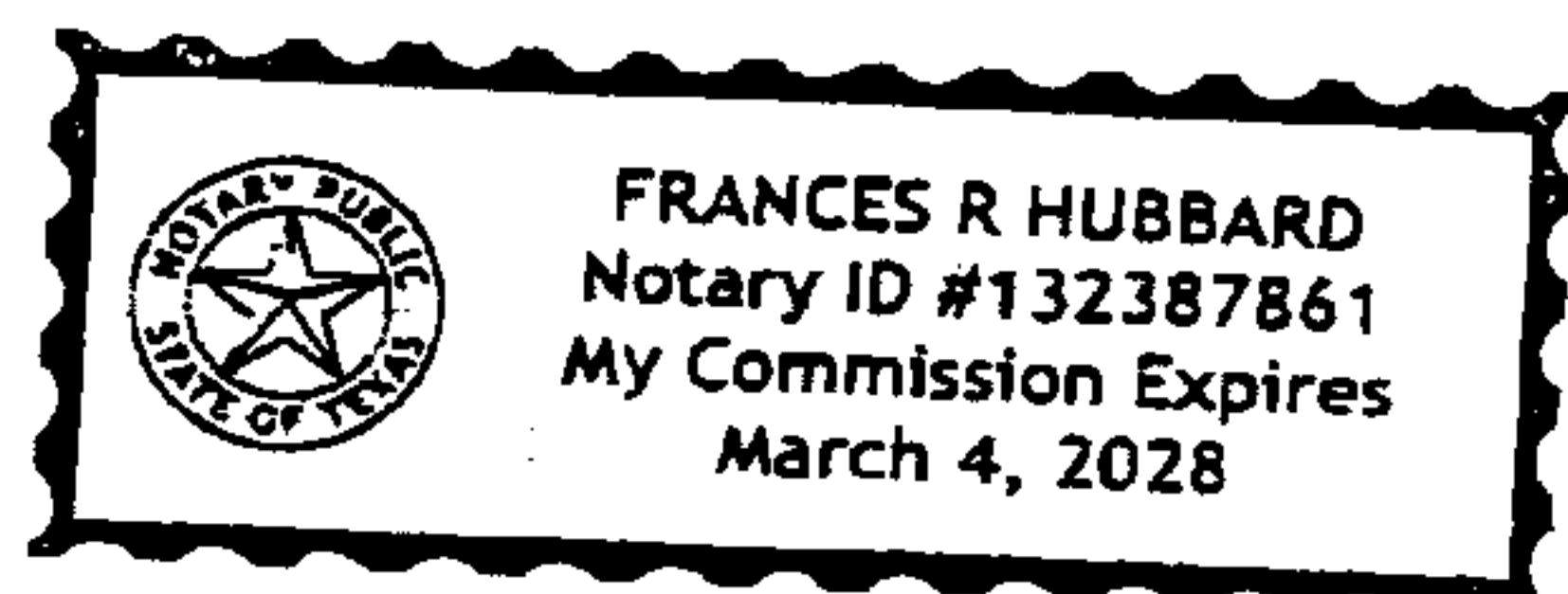
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lowell W Harrison whose name as Attorney in Fact for Harry C Harrison is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 20th day of March, 2024.

Frances R. Hubbard
 Notary Public

My commission expires: 3/4/2028

Frances R. Hubbard



Real Estate Sales Validation Form

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

Grantor's Name	Harry C Harrison	Grantee's Name	Jacob E. Taylor and Courtney Taylor
Mailing Address	4409 Gaines Ranch Loop, Apt 538 Austin, TX 78735	Mailing Address	128 Wisteria Drive Alabaster, AL 35007
Property Address	128 Wisteria Drive Alabaster, AL 35007	Date of Sale	March 22, 2024
		Total Purchase Price	\$455,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

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.

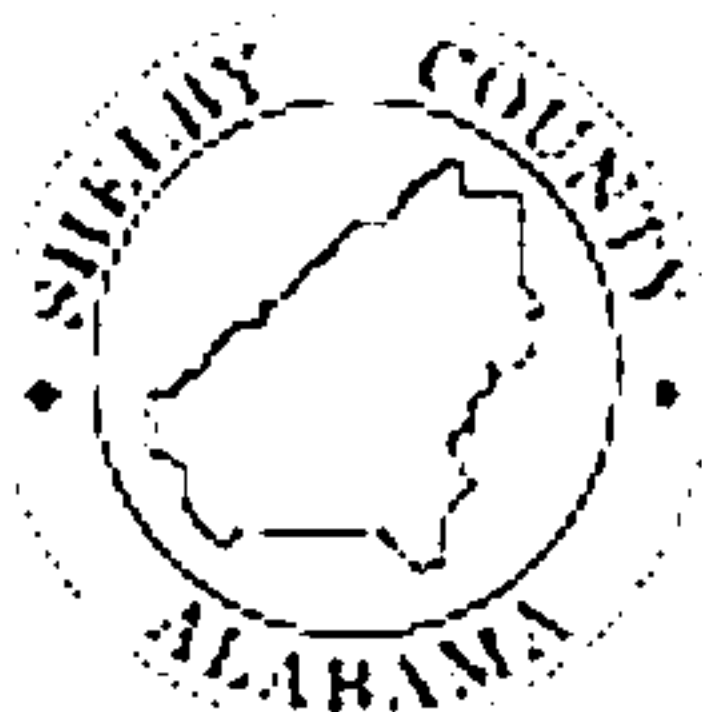
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: March 22, 2024

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2024 01:10:35 PM
\$73.50 BRITTANI
20240325000080500

Allen S. Bayl