

Send Tax Notice To: James Harmon

File No.: MV-24-29886

WARRANTY DEED

} Know All Men by These Presents:

That in consideration of the sum of **Twenty Seven Thousand Dollars and No Cents (\$27,000.00)**, the **amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Janice McCormick Falkner**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Harmon**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of July, 2020.

Janice McCormick Falkner

County of Shelby

Given under my hand and official seal this the 22 day of July, 2014

Notary Public, State of Alabama

A circular notary seal for Michael T. Atchison. The outer ring contains the text "MICHAEL T. ATCHISON" at the top and "ALABAMA STATE AT LARGE" at the bottom. The inner ring contains "NOTARY PUBLIC" at the top and "COMMISSION EXPIRES 09-01-2024" at the bottom. In the center is a small emblem featuring two olive branches flanking a central symbol.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of Lot 4-A of a resurvey of Lots 1 through 10 of First Addition to Triple Springs Second Sector, as recorded in Map Book 7, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence South 88 degrees 38 minutes 04 seconds East along the North of said Triple Springs a distance of 435.85 feet; thence North 46 degrees 02 minutes 09 seconds West a distance of 672.00 feet; thence South 1 degree 19 minutes 09 seconds East a distance of 455.19 feet; thence South 88 degrees 38 minutes 04 seconds East a distance of 37.32 feet to the point of beginning.

LESS AND EXCEPT:

Property as described in Inst. 2022041500015568, recorded in the Office of the Judge of Probate, Shelby County, Alabama.

LESS AND EXCEPT:

Easement as described in Inst. 2022041500015568, recorded in the Office of the Judge of Probate, Shelby County, Alabama.

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

Grantor's Name	<u>Janice McCormick Falkner</u>	Grantee's Name	<u>James Harmon</u>
Mailing Address	<u>102 West Starriff St</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>3425 Pelham Pkwy</u> <u>Pelham AL 35124</u>
Property Address	<u>Columbiana, AL 35051</u>	Date of Sale	<u>June 04, 2024</u>
		Total Purchase Price	<u>\$27,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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

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 June 04, 2024

Print Janice McCormick Falkner

Unattested

Sign Janice M. Falkner
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2024 03:11:19 PM
\$55.00 JOANN
20240711000211810



Form RT-1

Alvin S. Boyd