

This Instrument was prepared by:

Send Tax notice to:

~~Makenzie Harris~~

Lori + Joshua Harris

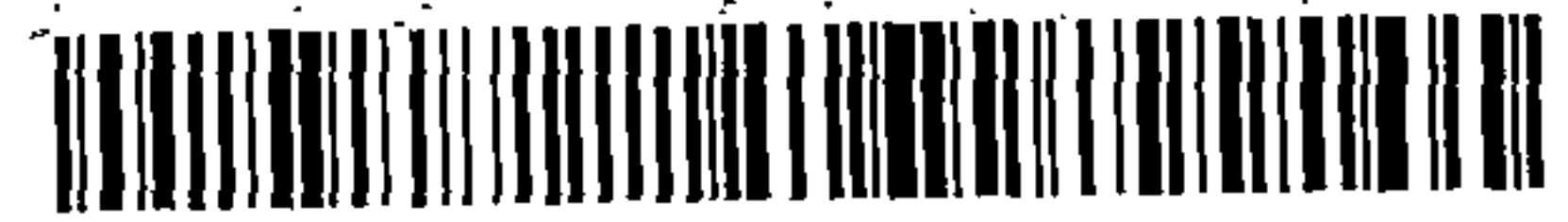
Dana Otto

13005 Hwy 43
Jandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY



20240805000242320 1/3 \$28.50
Shelby Cnty Judge of Probate, AL
08/05/2024 11:26:55 AM FILED/CERT

KNOW BY ALL MEN THESE PRESENTS, that for and in consideration of the Sum of \$500,00

To the undersigned grantor in hand paid by the grantee herein, the receipt whereof is
hereby acknowledged, the undersigned Dana Otto

(Herein referred to a grantor) does grant, bargain, sell and convey unto

~~Makenzie Harris~~ Lori + Joshua Harris

(Herein referred to as Grantee) The following described real estate, situated in Shelby County,
Alabama, to wit:

COM SW COR SW1/4 OF NW1/4, Section 12, Township 18, Range 1, East and run East along the
So, 420' TH RUN NO 210' THIS POINT BEING THE BEGINNING COM NO 210' TH WEST 105'
TH SO 210' TH EAST 105'

of said HAVE AND TO HOLD to said GRANTEE, their heirs and assigns forever,,

And we do for ourselves for our heirs, executors, administration covenant with said grantee,

Their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are

free from all encumbrances unless otherwise noted above; that I have a good right to sell

and convey the same as aforesaid; that I will ad my heirs, executors and administrators

shall warrant and defend the same to the said grantees, their heirs and assigns forever,

against the law claims of all persons.

Shelby County, AL 08/05/2024
State of Alabama
Deed Tax: \$.50

20240805000242320 2/3 \$28.50
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of Aug

2024

INITIALS _____

GRANTOR

Dana Otto

DATE

Aug 5 2024

DANA OTTO

George Otto

Aug 5 2024

GEORGE OTTO

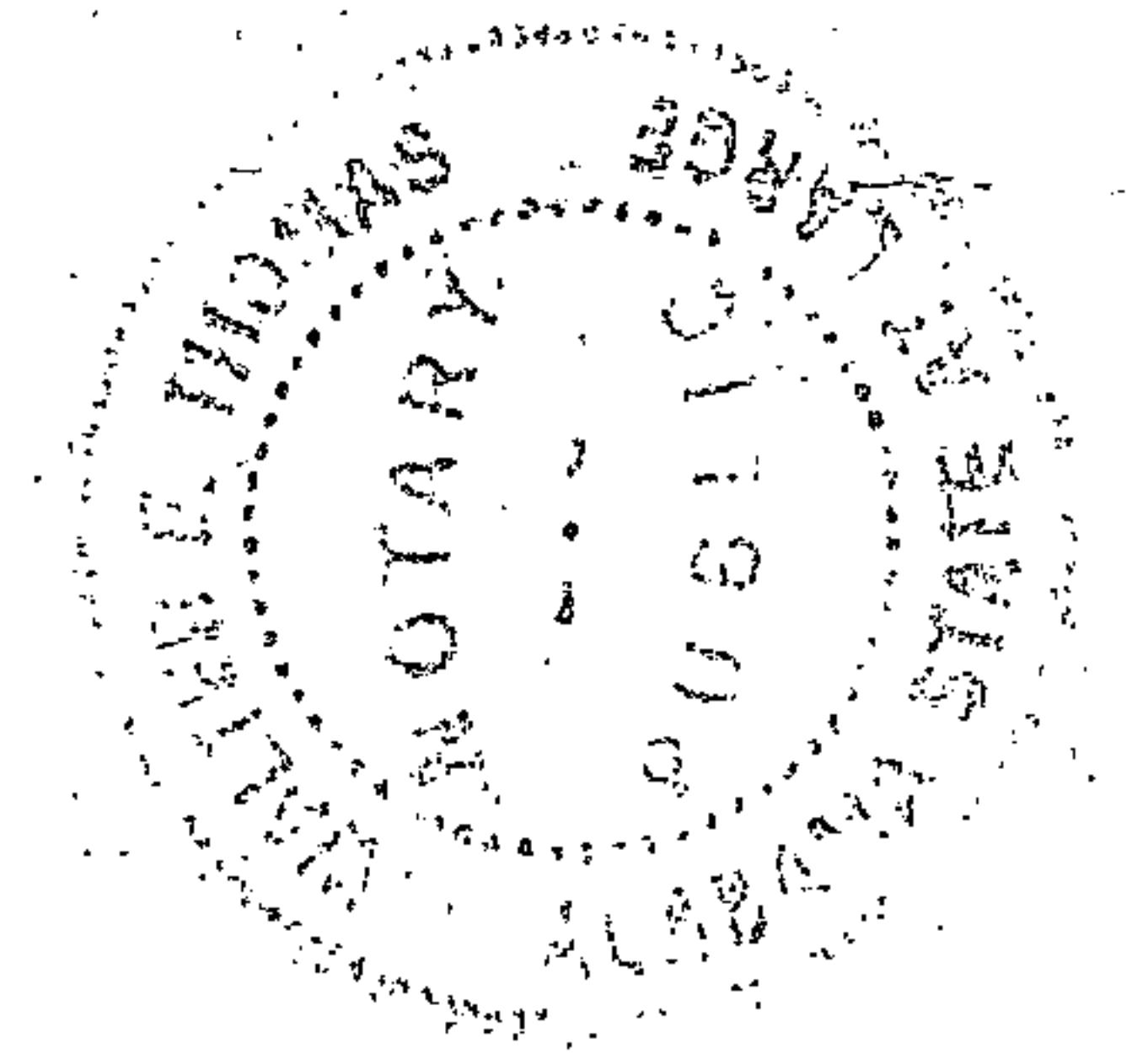
GRANTEE

Lori Harris / Joshua Harris

Aug 5 2024

~~LORI HARRIS~~
Lori Harris
Joshua Harris

SEAL



STATE OF ALABAMA

Shelby COUNTY

I the undersigned authority, a Notary Public, in and for County, in said State. Hereby certify
That DANA OTTO, George Otto, Lori Harris, Josh Harris Whose name is signed to the
Foregoing conveyance, and who is known to me, acknowledge before me on this day, that
Being informed of the conveyance, has executed the same voluntarily date on the day the
Same bears

Date: Given under my hand and official seal this 5th day of Aug 2024

NOTARY PUBLIC Walter S. Thomas

MY COMMISSION EXPIRES 05/20/2028

Real Estate Sales Validation Form

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

Grantor's Name George & Dana Otto
Mailing Address 13015 Hwy 43
Vandiver, AL 35176

Grantee's Name Joshua & Lori Harris
Mailing Address 76 Hwy 487
Vandiver, AL 35176

Property Address 13015 Hwy 43
Vandiver, AL 35176

Date of Sale 08/05/2024
Total Purchase Price \$500.00
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)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

20240805000242320 3/3 \$28.50
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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 08/05/2024

Unattested

(verified by)

Print Lori Harris / Joshua Harris
Sign Lori Harris / Joshua Harris
(Grantor/Grantee/Owner/Agent) circle one