

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-24-29980

Send Tax Notice To: Chant Ray  
Sarah Ray

3979 Hwy 47  
Shelby Co. 35143

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Eight Thousand Three Hundred Fifty Six Dollars and No Cents (\$88,356.00)**, 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, **Richard S. Harless, a married man and Mark J. Harless, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chant Ray and Sarah Ray**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

No part of the homestead of the Grantors herein or spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of Aug, 2024.

  
Richard S. Harless


  
Mark J. Harless

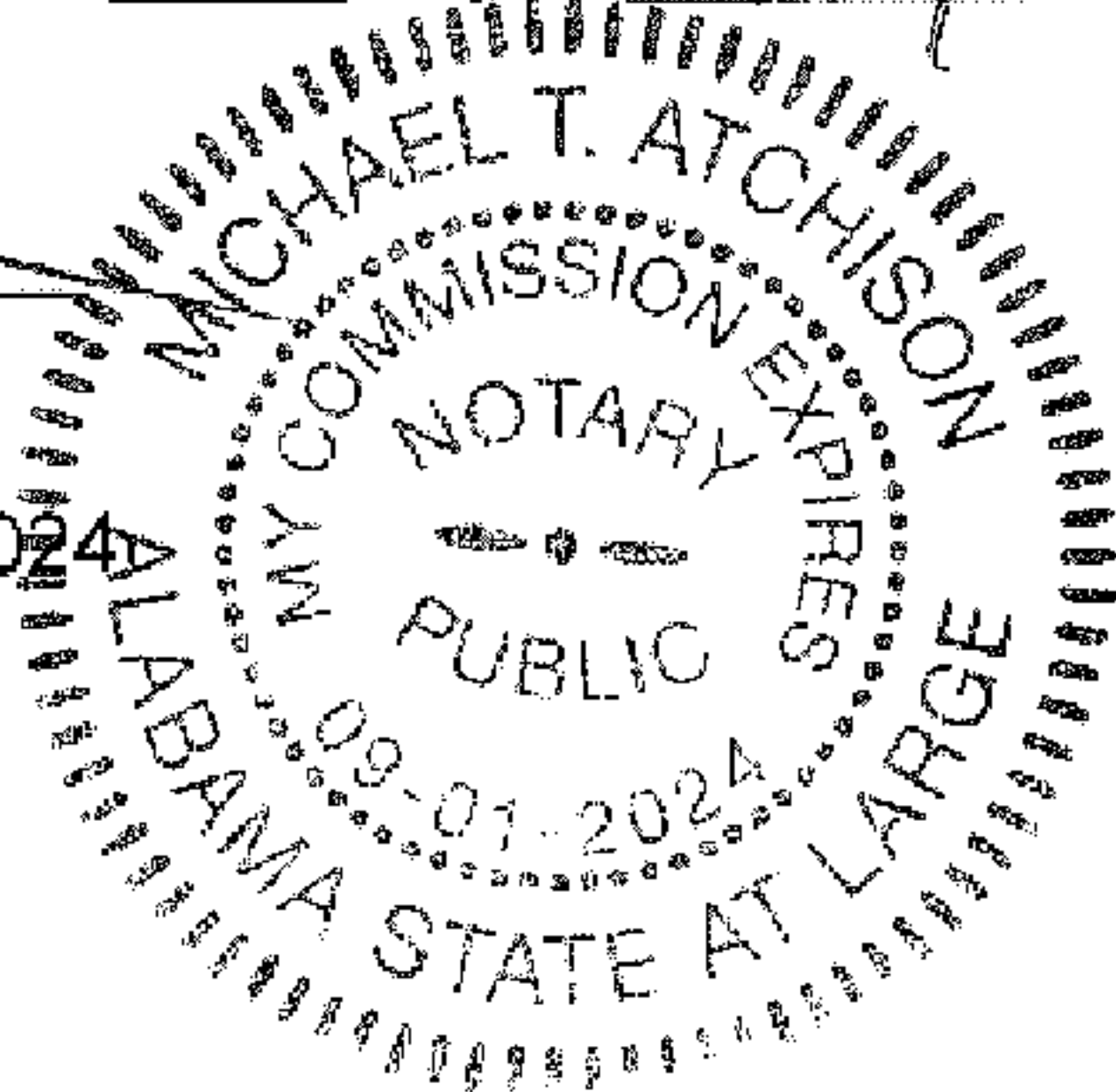
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Richard S. Harless and Mark J. Harless, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of Aug, 2024.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 14 - Being part of Lot 1 and Lot 5 Benson Estates, as recorded in Map Book 44, Pages 148 A & B, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama; thence South 01 degree 22 minutes 14 seconds East for a distance of 548.66 feet to the POINT OF BEGINNING; thence continue South 01 degree 22 minutes 14 seconds East for a distance of 616.92 feet; thence North 90 degrees 00 minutes 00 seconds West for a distance of 858.10 feet; thence South 04 degrees 13 minutes 33 seconds East for a distance of 214.50 feet; thence South 89 degrees 53 minutes 53 seconds West, for a distance of 414.13 feet to the easterly R.O.W. line of Shelby County Highway 47; thence North 09 degrees 50 minutes 30 seconds West and along said R.O.W. line for a distance of 60.88 feet; thence North 89 degrees 53 minutes 53 seconds East and leaving said R.O.W. line for a distance of 380.00 feet; thence North 04 degrees 13 minutes 33 seconds West for a distance of 380.00 feet; thence North 02 degrees 56 minutes 45 seconds East for a distance of 392.29 feet; thence North 90 degrees 00 minutes 00 seconds East for a distance of 879.92 feet to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/05/2024 11:26:59 AM  
 \$116.50 BRITTANI  
 20240805000242350

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name	Richard S. Harless Mark J. Harless	Grantee's Name	Chant Ray Sarah Ray
Mailing Address	<u>3474 Smiley Rd</u> <u>Alabaster AL 35007</u>	Mailing Address	<u>3474 Hwy 47</u> <u>Shelby AL 35143</u>
Property Address	<u>Shelby, AL 35143</u>	Date of Sale	<u>August 01, 2024</u>
		Total Purchase Price	<u>\$88,356.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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

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 July 30, 2024

Print Richard S. Harless

Unattested

Sign

(verified by)

*Richard S. Harless*  
 (Grantor/Grantee/Owner/Agent) circle one