

This Instrument was Prepared by: Send Tax Notice To: Camille Danzeisen

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

File No.: S-24-30079

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Three Hundred Twenty Thousand Dollars and No Cents (\$320,000.00)**, 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, **Pamela J. McGraw, a married woman and Sandra K. Harris, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Camille Danzeisen**, (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 2025 taxes 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.
Grantors herein are the surviving heirs at law of Billy D. Harris having died on May 21, 2023 and Phyllis Harris, having died on March 27, 2023.
\$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 Grantee, his, her or their heirs and assigns forever.

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 17TH day of SEPTEMBER, 2024.

Sandra K. Harris
Sandra K Harris

State of FL
County of Palm Beach

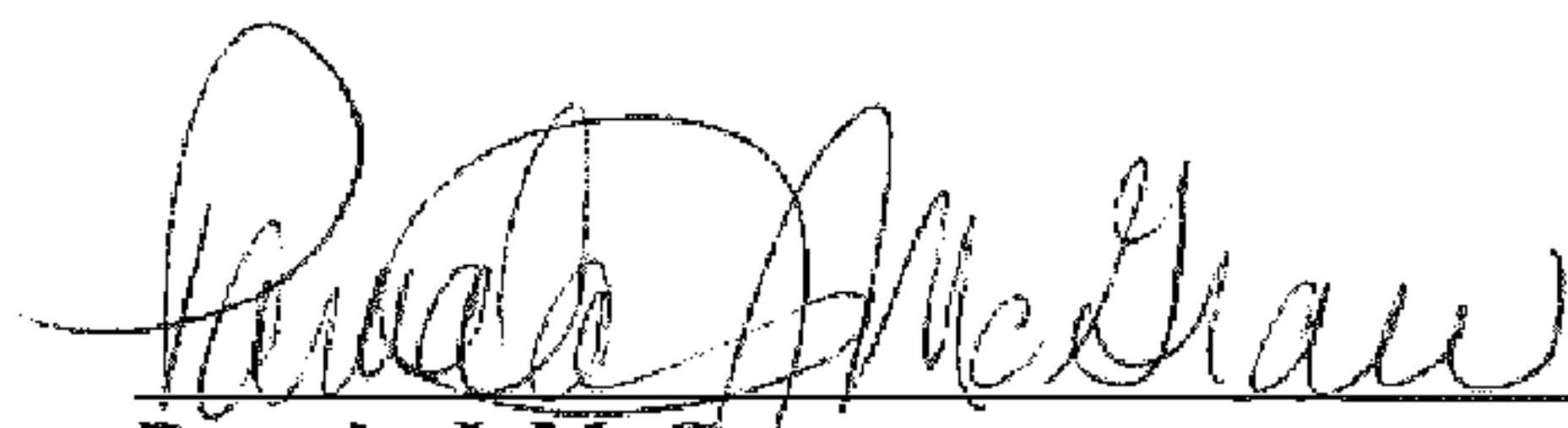
I, Stacey Kelson, a Notary Public in and for the said County in said State, hereby certify that Sandra K. Harris, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2024

Stacey L. Kelson
Notary Public, State of Florida

My Commission Expires: 6/4/28

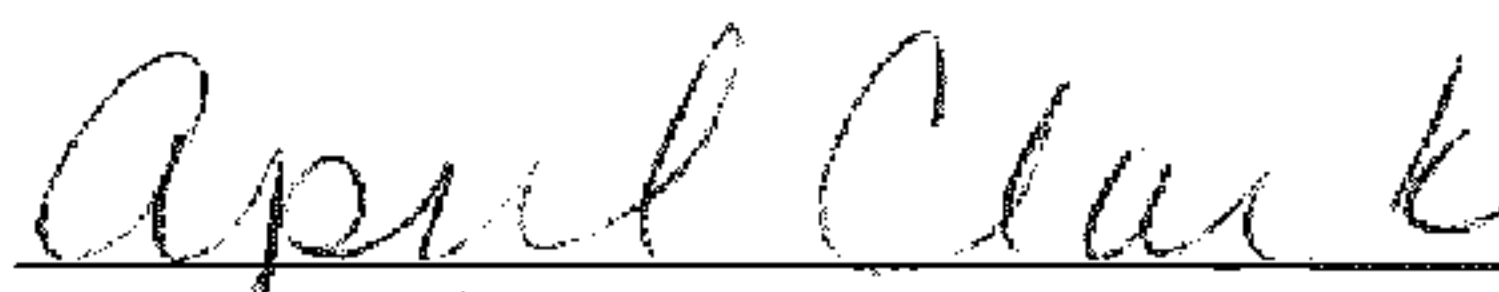



Pamela J. McGraw

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Pamela J. McGraw**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of September, 2024.


Notary Public
My Commission Expires: 8-19-28

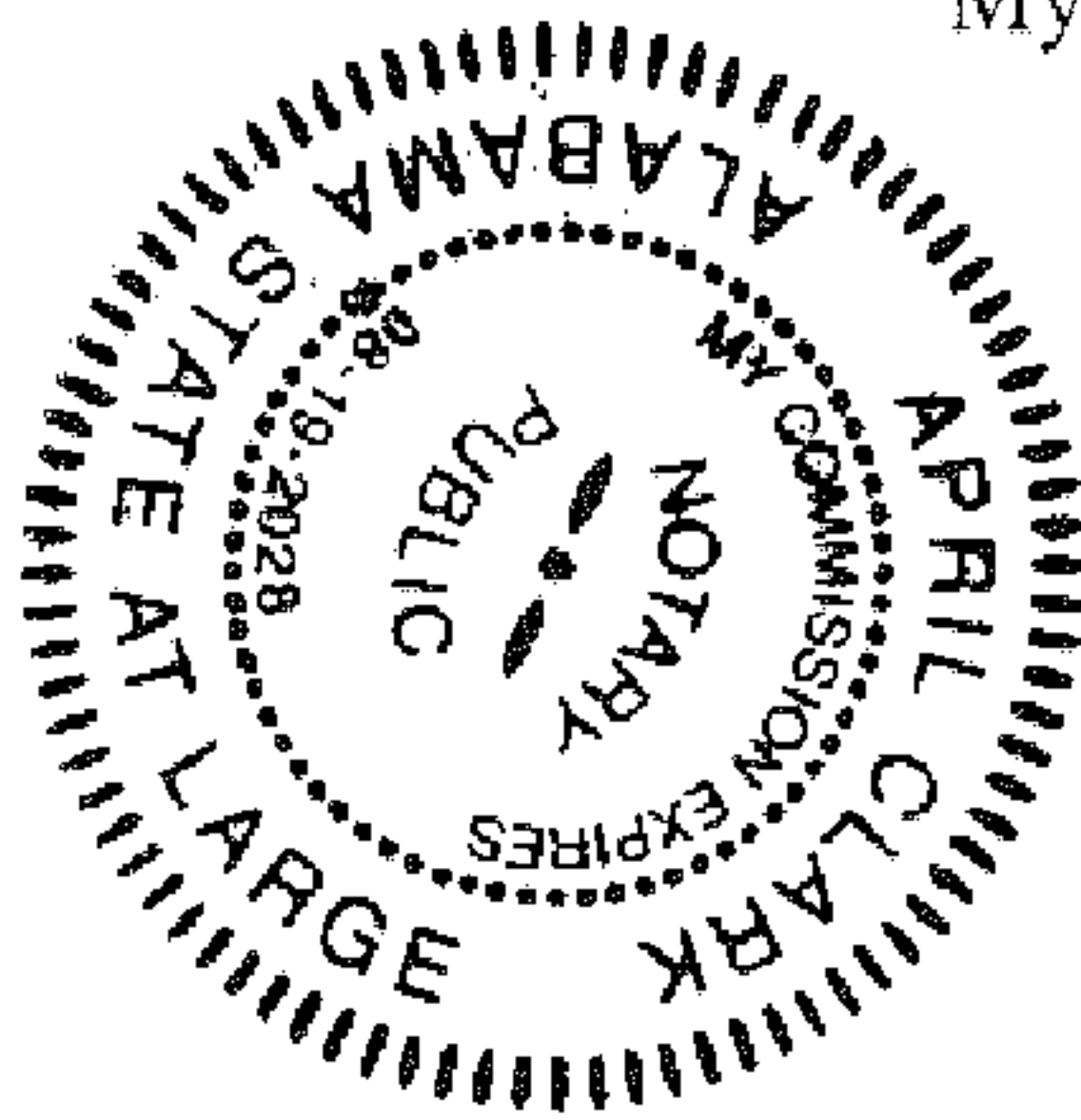


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 22, Township 20 South, Range 3 West; thence run South along the West line of said section, a distance of 918.94 feet; thence turn an angle of 95 degrees 53 minutes 00 seconds to the left and run a distance of 283.10 feet to the point of beginning; thence turn an angle of 93 degrees 03 minutes 30 seconds to the right and run a distance of 395.37 feet to the SE corner of the Leonard F. Lee lot; thence turn an angle of 93 degrees 02 minutes 28 seconds to the left and run a distance of 203.41 feet; thence turn an angle of 84 degrees 07 minutes 09 seconds to the left and run a distance of 380.00 feet; thence turn an angle of 91 degrees 32 minutes 15 seconds to the left and run a distance of 222.01 feet to point of beginning. Situated in the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the NW corner of Section 22, Township 20 South, Range 3 West; thence run South along the West line of said section a distance of 918.94 feet; thence turn an angle of 95 degrees 53 minutes 00 seconds to the left and run a distance of 303.10 feet to the point of beginning; thence turn an angle of 93 degrees 03 minutes 30 seconds to the right and run a distance of 150 feet to a point; thence turn to the left and run easterly parallel with the northern boundary of the property conveyed to grantors by the heirs of C. B. and Mollie Harris, a distance of 202.01 feet to a point on the eastern boundary of said property, located on said eastern boundary 150 feet southerly from the NE corner thereof; thence turn to the left and run northerly along the eastern boundary of said property a distance of 150 feet to a point which is the NE corner of said property; thence turn to the left and run westerly along the northern boundary of said property a distance of 202.01 feet to the point of beginning.

Together with a non-exclusive right of way for ingress and egress being 20 feet in width over and across the existing paved driveway leading from Highway 52 in a southerly direction to a point and joinder of the property herein conveyed, the center line of said right of way being the center line of said paved driveway.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2024 01:55:49 PM
 \$351.00 CHARITY
 20240920000294000

Alexis Bayl

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>Pamela J McGraw</u> <u>Sandra K Harris</u>	Grantee's Name	<u>Camille Danzeisen</u>
Mailing Address	<u>PO BOX 347</u> <u>Helena, AL 35080</u>	Mailing Address	<u>P.O. BOX 243</u> <u>Helena</u> <u>AL 35080</u>
Property Address	<u>Helena, AL 35080</u>	Date of Sale	<u>September 20, 2024</u>
		Total Purchase Price	<u>\$320,000.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other
☐ 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 September 16, 2024

Print Pamela J McGraw

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one