

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Alferd Harvey
1130 Highland Street
Montevallo, AL 35115

20241002000308900 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
10/02/2024 12:27:42 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Love and Affection** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Alfred Bert Harvey (aka Alfred Bruce Harvey as Personal Representative of the Estate of Elaine Thomas Miller Harvey (aka Elaine T. Miller), Shelby County Probate Case Number PR2023-000897**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Alferd Bert Harvey**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 2, IN BLOCK I, ACCORDING TO LYMAN'S ADDITION TO THE TOWN OF MONTEVALLO, ALABAMA, AS SHOWN BY MAP OF SAID LYMAN'S ADDITION ON RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 3, PAGE 27.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

NOTE: Elaine T. Miller and Elaine Thomas Miller Harvey are one and the same person.

NOTE: Elaine T. Miller was the sole surviving grantee of a JTROS deed found at Inst No. 20040921000519760 at the Office of Shelby County Judge of Probate, the other grantee Fred J. Miller, III having predeceased Elaine T. Miller.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 1st day of October, 2024 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR
Alfred Alferd Bert Harvey (L.S.)
Personal Representative of the
Estate of Elaine Thomas Miller Harvey
(aka Elaine T. Miller)
Shelby County PR2023-000987

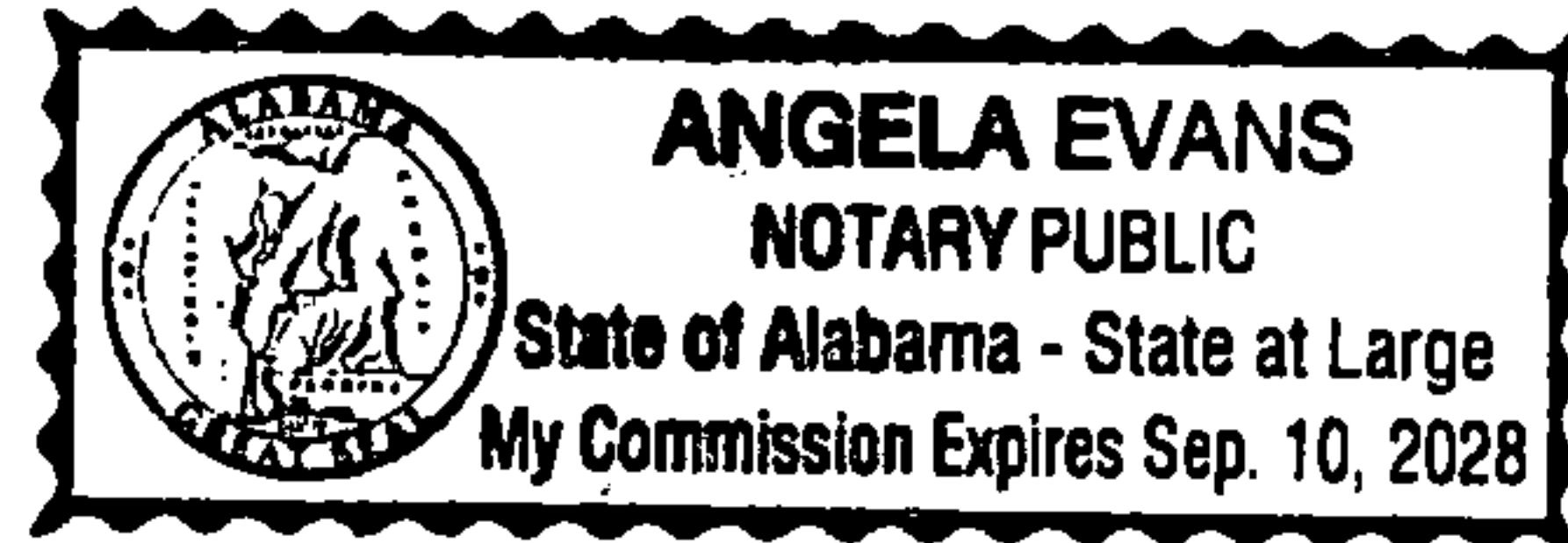
STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Angela Evans, a Notary Public for the State at

^{Alfred}
Large, hereby certify that the above posted name, **Alfred Bert Harvey (aka Alferd Bruce Harvey), Personal Representative of the Estate of Elaine Thomas Miller Harvey (aka Elaine T. Miller), Shelby County Probate Case No. PR2023-000897**, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of October, 2024.


NOTARY PUBLIC
My Commission Expires: _____



20241002000308900 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
10/02/2024 12:27:42 PM FILED/CERT



20241002000308900 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
10/02/2024 12:27:42 PM FILED/CERT

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>Estate of Elaine Thomas</u>	Grantee's Name	<u>Alfred Harvey</u>
Mailing Address	<u>Miller Harvey</u> <u>C/O Alfred Harvey PR</u> <u>same as property</u>	Mailing Address	<u>1130 Highland St</u> <u>Montevallo AL 35115</u>
Property Address	<u>1130 Highland St</u> <u>Montevallo AL 35115</u>	Date of Sale	<u>10/01/2024</u>
		Total Purchase Price	\$ _____
		Actual Value	or <u>Inheritance</u> \$ _____
		Assessor's Market Value	\$ <u>162,300</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 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).