

SEND TAX NOTICE TO:
John Raymond Harris Jr and Betty J.
Harris
619 Bentmoor Dr
Helena, AL 35080

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ten dollars and no cents (\$1.00)

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

John Raymond Harris, Jr and Betty J. Harris, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

John Raymond Harris, Jr and Betty J. Harris

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in County, Alabama, to-wit:

Lot 1423, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 2, as recorded in Map Book 33 Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2024 ESCROW

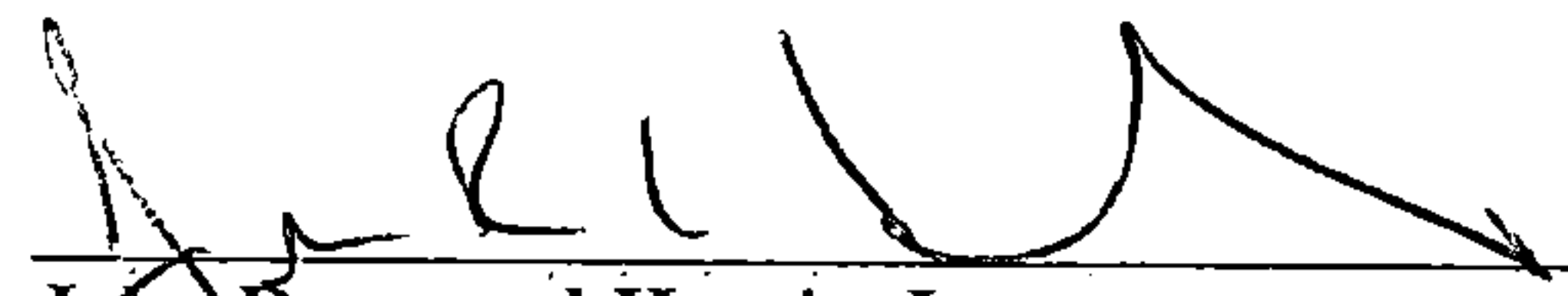
Shelby County, AL 11/19/2024
State of Alabama
Deed Tax: \$389.50



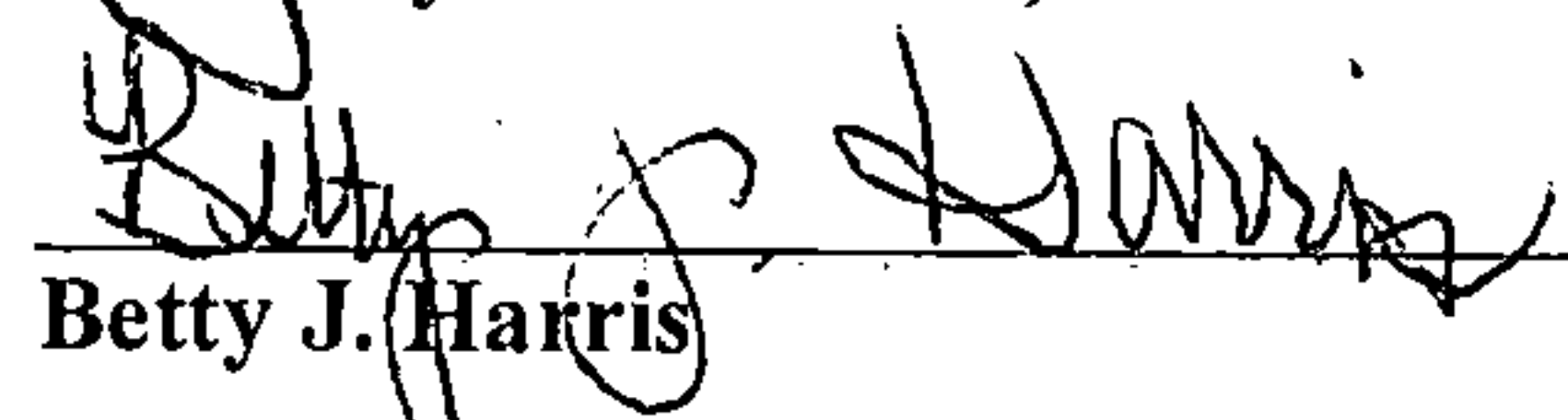
20241119000359010 2/3 \$417.50
Shelby Cnty Judge of Probate, AL
11/19/2024 02:27:00 PM FILED/CERT

forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this _____ day of _____, 2024.



John Raymond Harris, Jr (Seal)



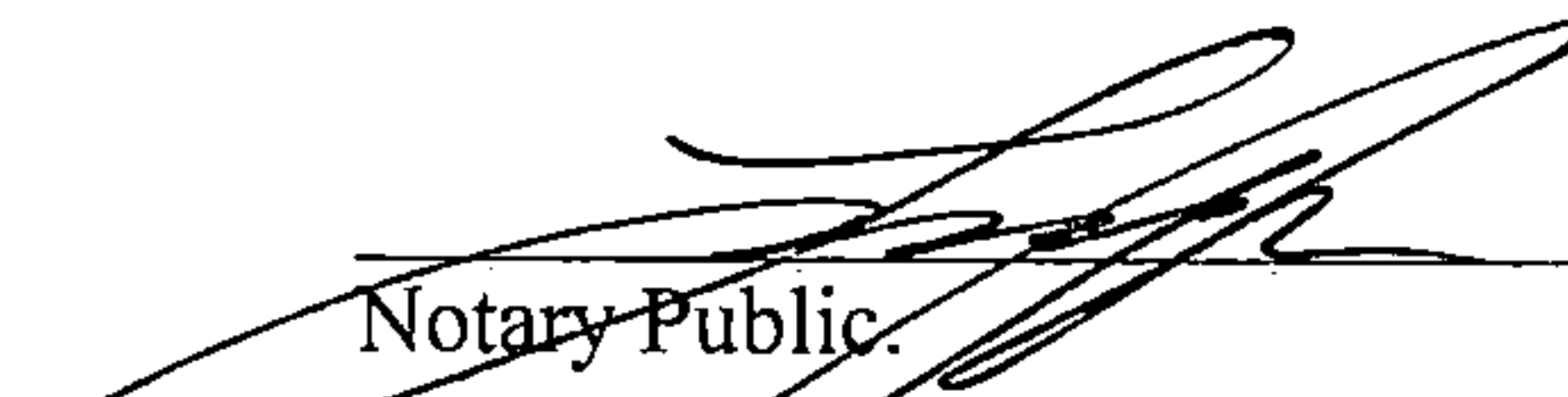
Betty J. Harris (Seal)

STATE OF ALABAMA

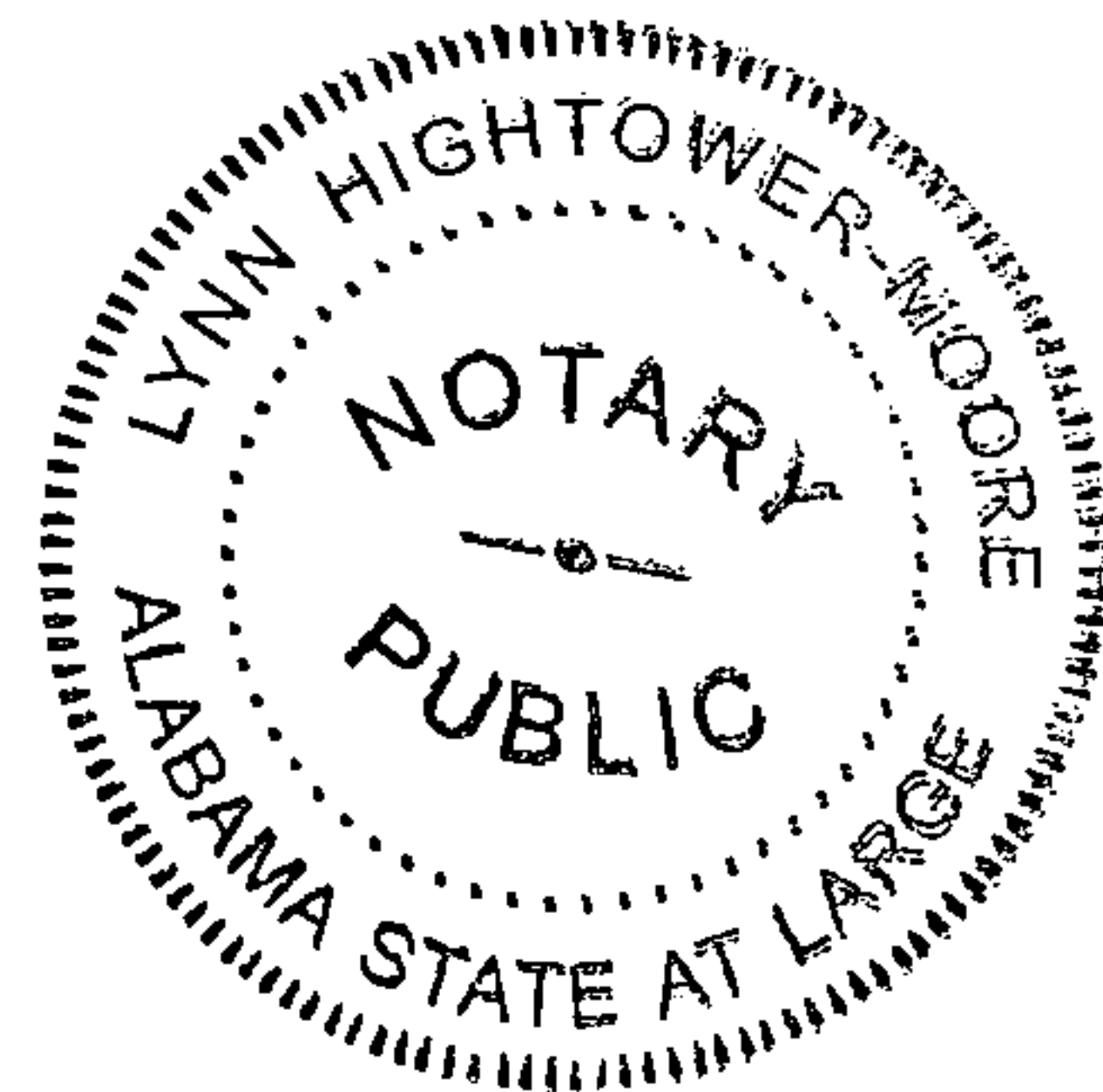
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Raymond Harris, Jr and Betty J. Harris, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 19th day of NOVEMBER, 2024.



Notary Public.
(Seal)
My Commission Expires: 12-22-25





20241119000359010 3/3 \$417.50
Shelby Cnty Judge of Probate, AL
11/19/2024 02:27:00 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)

Grantor's Name **John Raymond Harris, Jr and Betty J. Harris** Grantee's Name **John Raymond Harris, Jr and Betty J. Harris**

Mailing Address 619 Bentmoor Dr
Helena, AL 35080

Mailing Address 619 Bentmoor Dr
Helena, AL 35080

Property Address 619 Bentmoor Dr
Helena, AL 35080

Date of Sale _____

Total Purchase Price \$0.00

or

Actual Value _____

or

Assessor's Market Value \$389,090.00

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 Assessor's Market Value

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.

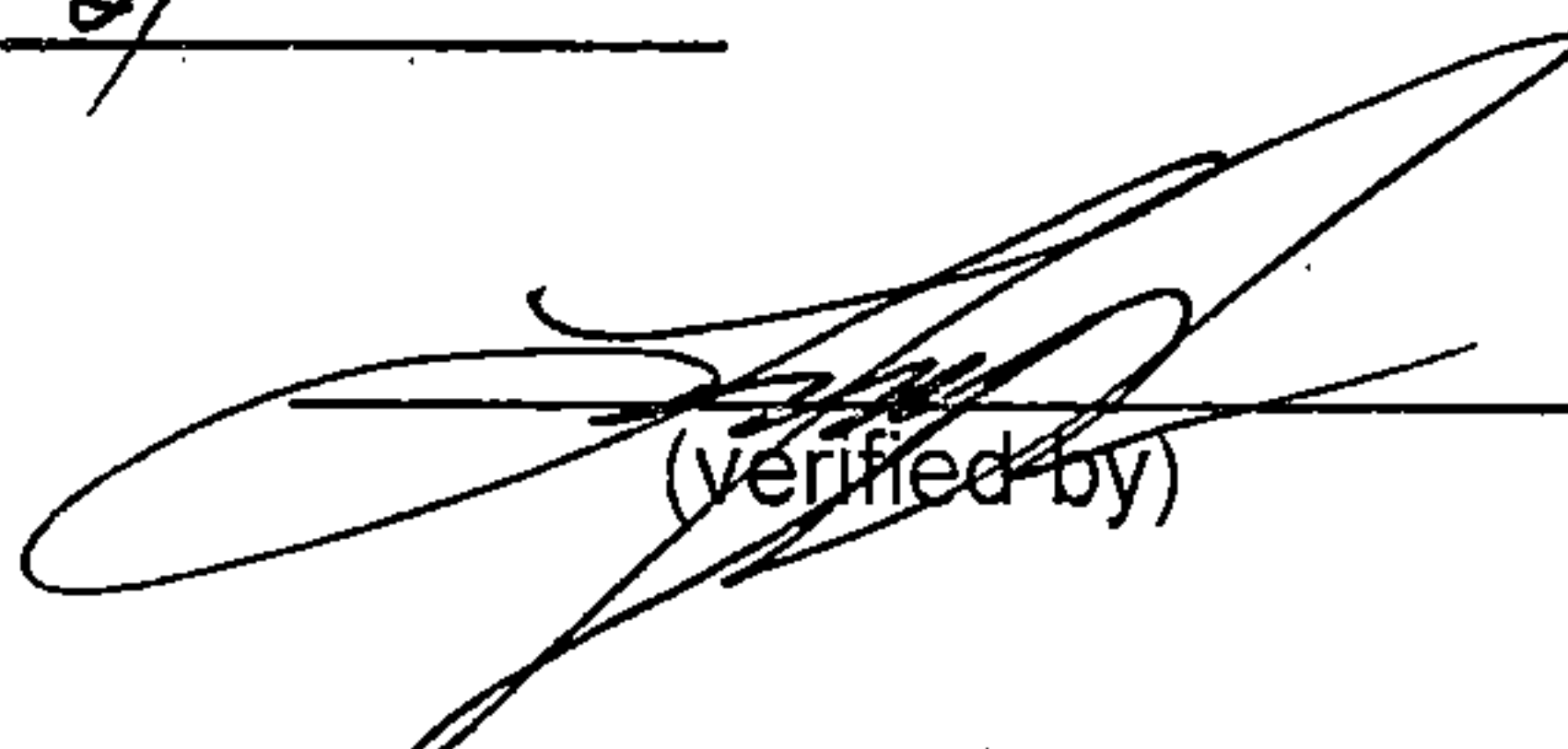
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

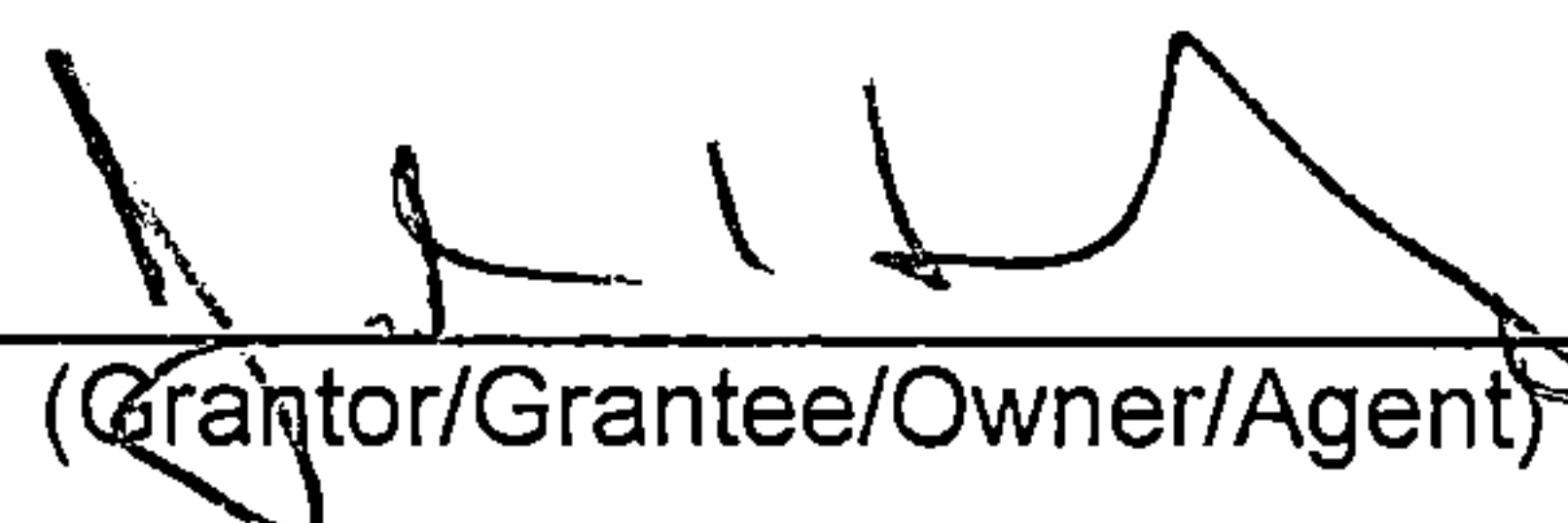
Date 11-19-24

Print

☐ Unattested


(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one