

SEND TAX NOTICE TO:
S. Keith Nelson and Angela A. Nelson
125 Blackstone Court
Chelsea, Alabama 35043

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 **Three Hundred Sixty Nine Thousand Five Hundred dollars & no cents (\$369,500.00)**

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

Estate of Russell Dean Harper, deceased, Case No, PR-2024-000812, Court of Probate for Shelby County, Alabama

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

S. Keith Nelson and Angela A. Nelson

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

Lot 86, according to the Map and Survey of Chesser Plantation, Phase I, Sector 2, recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Joy C Haper of that deed recorded in Instrument # 20051215000648850 is one and the same person as Joy Gayle Cranick Harper in, who having died on 1/21/2008.

Russell Dean Harper of that deed recorded in Instrument # 20051215000648850 who having died on 5/18/2024.

Subject to:

Taxes for the year 2025 and subsequent years

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

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 33, Page 121.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2412062

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), January 6, 2025.

 (Seal)
Michael Dean Harper, as Personal Representative of the
Estate of Russell Dean Harper, deceased, Case No,
PR-2024-000812, Court of Probate for Shelby County,
Alabama

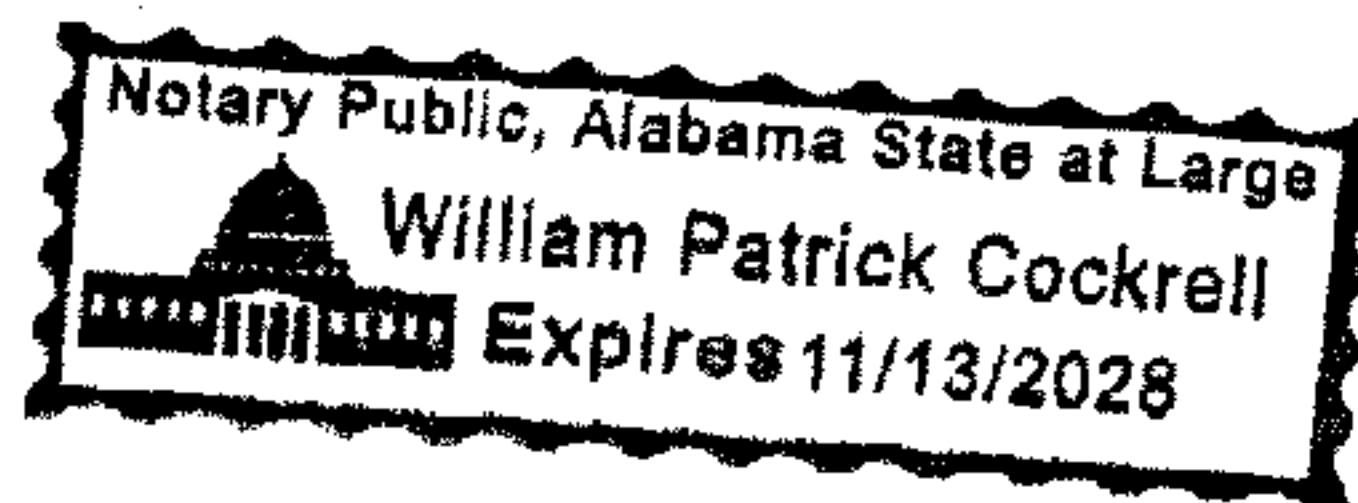
STATE OF ALABAMA

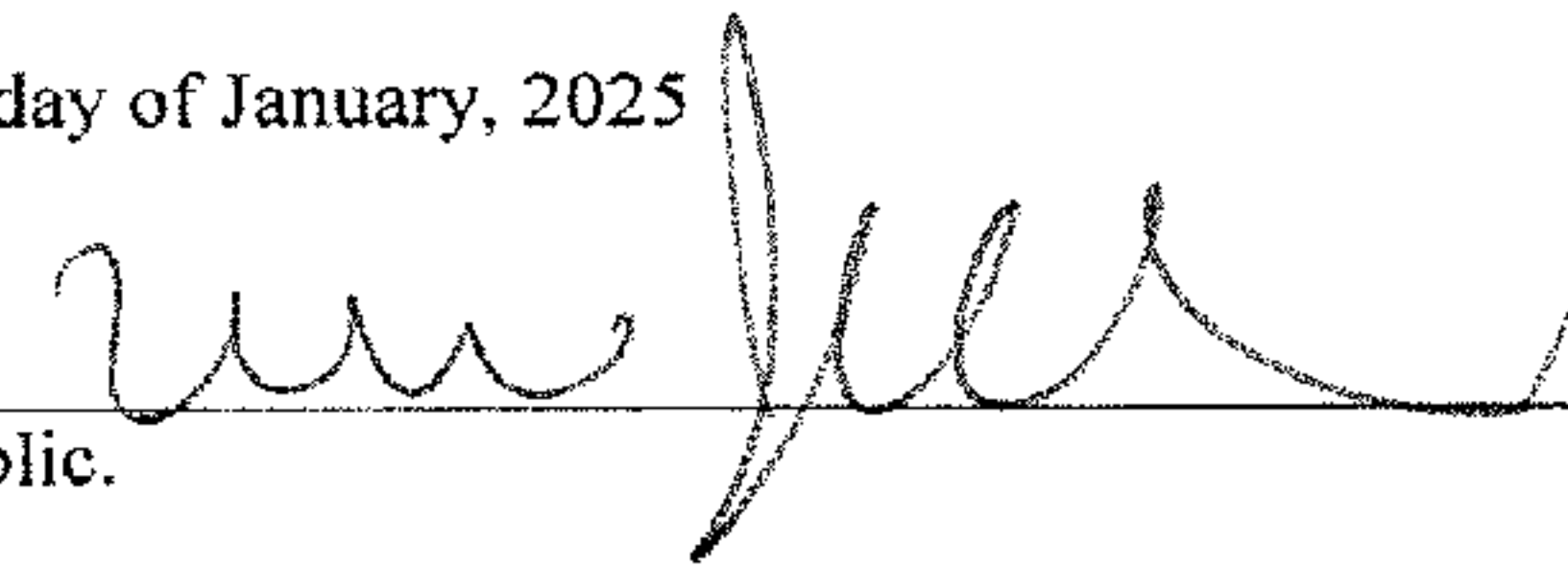
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael Dean Harper, whose name is signed as Personal Representative of the **Estate of Russell Dean Harper, deceased, Case No, PR-2024-000812, Court of Probate for Shelby County, Alabama**, who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 6th day of January, 2025




Notary Public.
(Seal)
My Commission Expires: _____

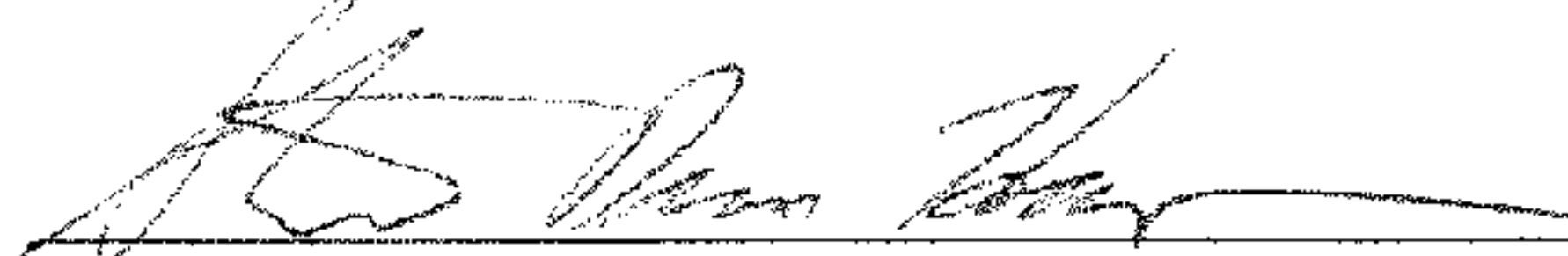
WARRANTY DEED, JOINT TENANTS
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Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #2002030600010788 in the Probate Office of Shelby County, Alabama.

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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **January 3, 2025**.

 (Seal)
**Stephen Dion Harper, as Personal Representative of the
 Estate of Russell Dean Harper, deceased, Case No,
 PR-2024-000812, Court of Probate for Shelby County,
 Alabama**

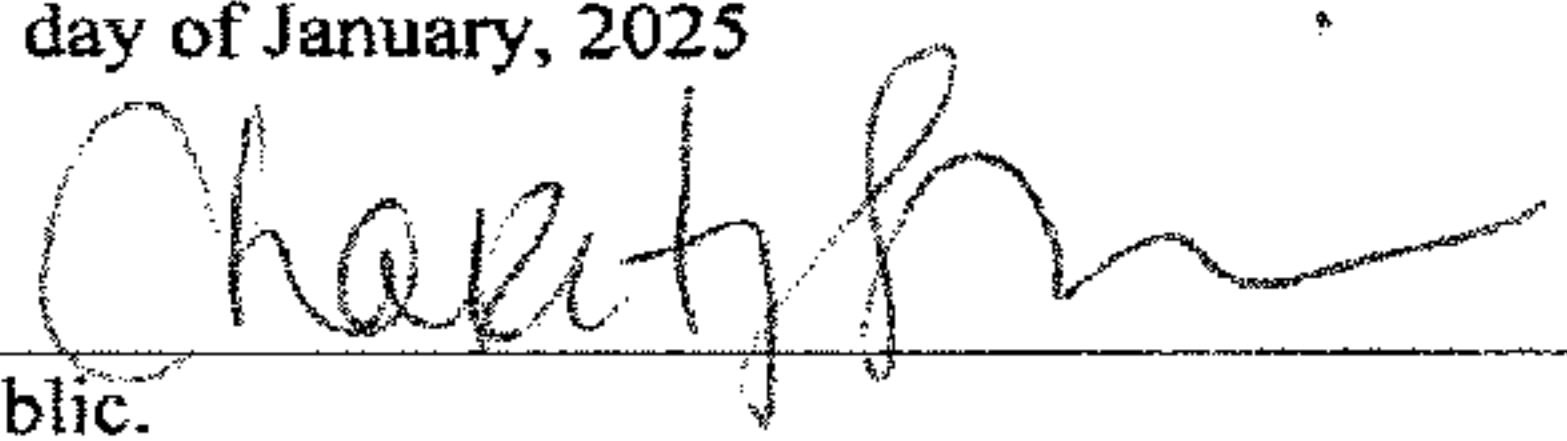
STATE OF TEXAS

General Acknowledgement

~~Kaufman~~^{CS} COUNTY
 Hunt

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephen Dion Harper, whose name is signed as Personal Representative of the Estate of **Russell Dean Harper, deceased, Case No, PR-2024-000812, Court of Probate for Shelby County, Alabama**, who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

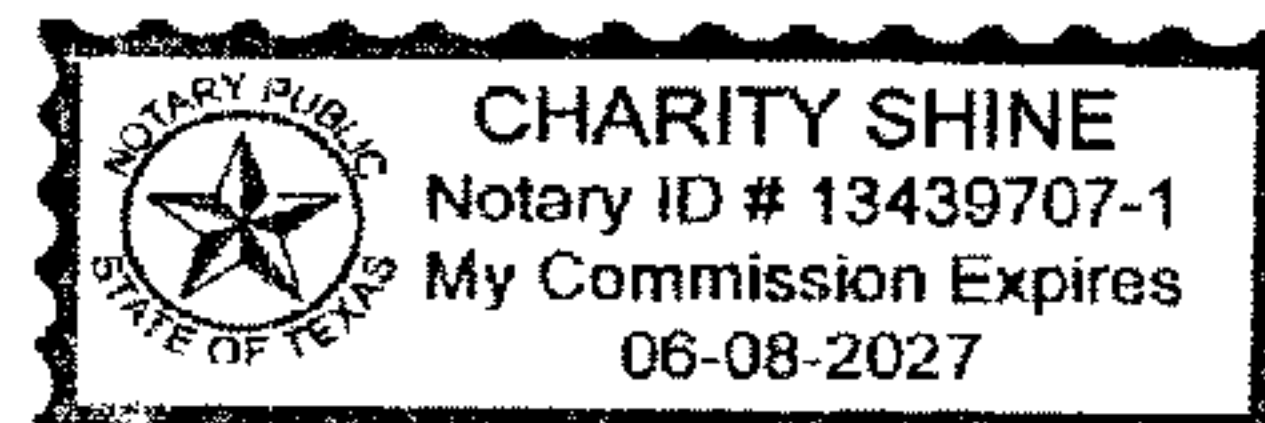
Given under my hand and official seal this 3rd day of January, 2025


 Notary Public.

(Seal)

My Commission Expires: 06/08/2027

WARRANTY DEED, JOINT TENANTS
 WITH RIGHT OF SURVIVORSHIP
 CBT File #2412062



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 Estate of Russell Dean Harper,
deceased, Case No, PR-2024-000812, Court of Probate
for Shelby County, Alabama,

Grantee's Name S. Keith Nelson and Angela A. Nelson

Mailing Address 5067 English Turn, Birmingham, AL
35242Mailing Address 125 Blackstone Court
Chelsea, Alabama 35043Property Address 125 Blackstone Court,
Chelsea, Alabama 35043Date of Sale 01/06/2025Total Purchase Price \$369,500.00

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 _____

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.

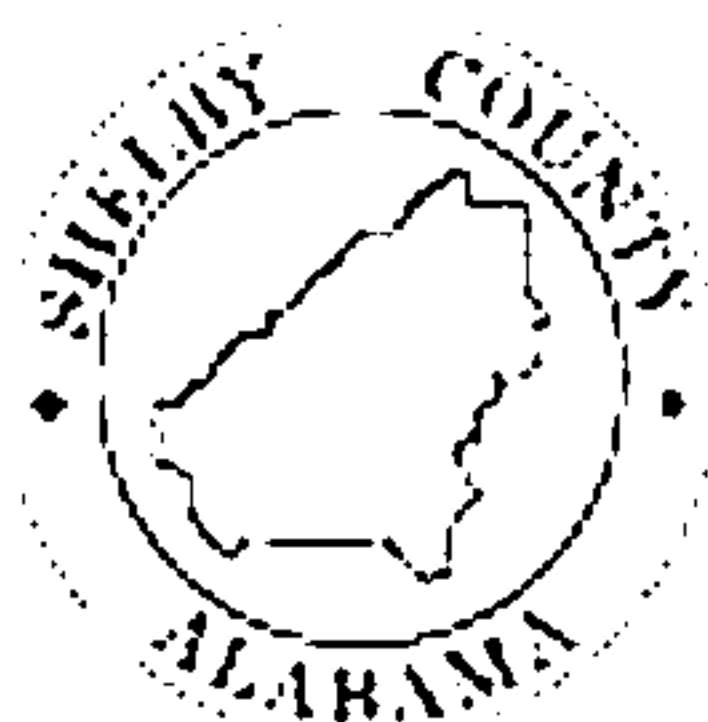
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 1.6.2025Print S. Keith Nelson☐ Unattested

(verified by) _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****01/06/2025 02:29:26 PM****\$400.50 JOANN****20250106000006280***Allen S. Bayl*