



20250203000032840 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
02/03/2025 01:45:15 PM FILED/CERT

This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address:
101 South Hill Drive
Wilsonville, AL 35186

Joshua D. Arnold
P.O. Box 470, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Cynthia K. Harris, a married woman, and her husband, Freeman James Allen (herein referred to as GRANTOR, whether one or more) hereby releases, quitclaims, grants, sells, and conveys unto Felicia Marie Harris and Ellen LaChrisha Harris, (herein referred to as GRANTEE, whether one or more), all of their right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

LOT 1, according to the survey Southhills Subdivision, as recorded in Map Book 22, Page 72, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2025 and subsequent years, easements, restrictions, rights of way and permits of record.

THE GRANTORS HEREIN DO SPECIFICALLY RETAIN A LIFE ESTATE IN AND TO THE ABOVE-DESCRIBED REAL ESTATE, FOR AND DURING THEIR LIVES.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns of GRANTEE forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTORS' hand and seal, this
the 31st day of January, 2025.

Shelby County, AL 02/03/2025
State of Alabama
Deed Tax: \$140.00



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Cynthia K. Harris
Cynthia K. Harris

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia K. Harris, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of JANUARY, 2025.

John D. Arnold
Notary Public
My Commission Expires: 01-19-27

Freeman James Allen
Freeman James Allen

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Freeman James Allen, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of JANUARY, 2025.

John D. Arnold
Notary Public
My Commission Expires: 01-19-27

Real Estate Sales Validation Form

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

Grantor's Name Cynthia K. Harris
Mailing Address Freeman James Allen
101 South Hill Drive
Wilsonville, AL 35186

Grantee's Name Felicia Harris and Ellen LaChrisha Harris Davis
Mailing Address 101 South Hill Drive
Wilsonville, AL 35186

Property Address 101 South Hill Drive
Wilsonville, AL 35186

Date of Sale 01/31/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 139,900.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's value
☐ 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).

Date 1-31-25

Print Cynthia K. Harris

Unattested

[Signature]
(verified by)

Sign Cynthia K. Harris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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