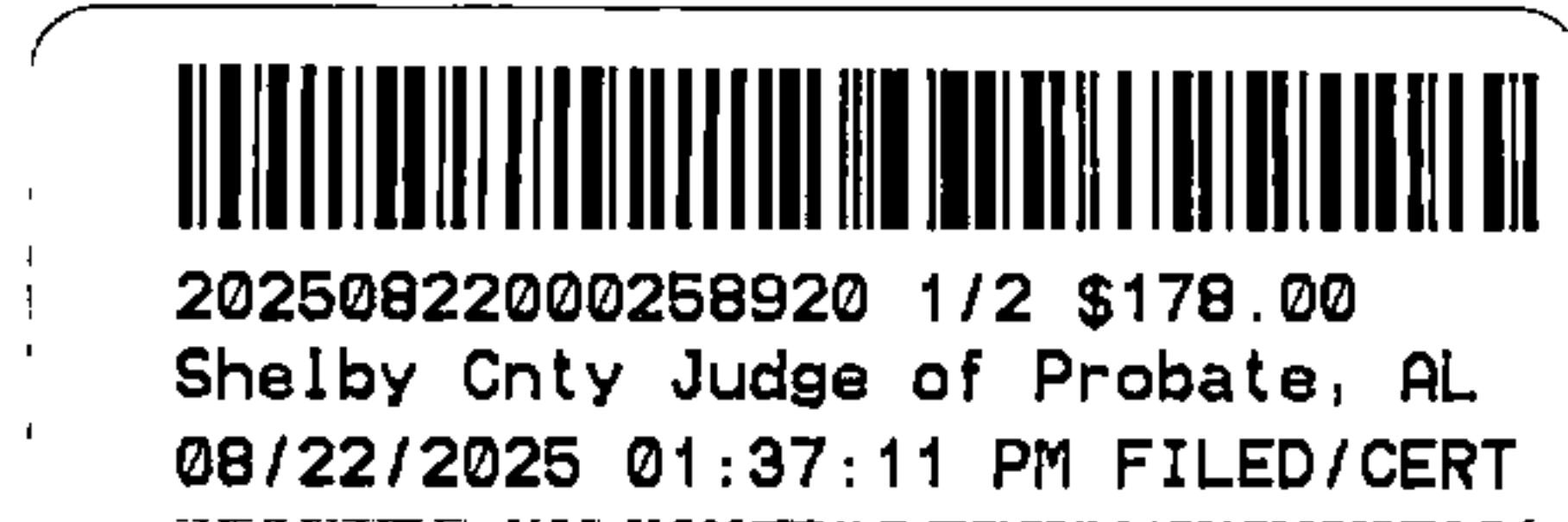


THIS INSTRUMENT WAS PREPARED BY:  
Fortune, Beard, Arnold, Graham, & Arnold, LLP  
PO Box 470  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
Marcell Harbin  
633 Kensington Manner Drive  
Calera, AL 35040

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**



**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the distribution of the Estate of Sundra Elaine Lewis Harbin, pending in Shelby County Probate Court in Case No. PR-2024-001203, and pursuant to Ala. Code § 43-2-830 and the laws of intestacy, the undersigned Marcell Harbin, personal representative of said estate (herein referred to as GRANTOR) pursuant to the power given to him under law and in the Court's August 8, 2025 Order does grant, bargain, sell and convey to Marcell Harbin and Anthony Harbin, in their individual capacities (herein referred to as GRANTEES), the following described real estate situation in Shelby County, Alabama to-wit:

Lot 8, according to the Map and Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9 page 18 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

**TO HAVE AND TO HOLD** unto the said GRANTEES, their heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of August, 2025.

Marcell Harbin (SEAL)  
**Marcell Harbin, Personal Representative of the  
Estate of Sundra Elaine Lewis Harbin**

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Marcel Harbin**, whose name as personal representative of the estate of Sundra Elain Lewis Harbin, deceased, 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 22<sup>nd</sup> day of August, 2025.

Shelby County, AL 08/22/2025  
State of Alabama  
Deed Tax: \$153.00

Grace Graham (SEAL)  
Notary Public  
My Commission Expires: 7/12/2028



Real Estate Sales Validation Form

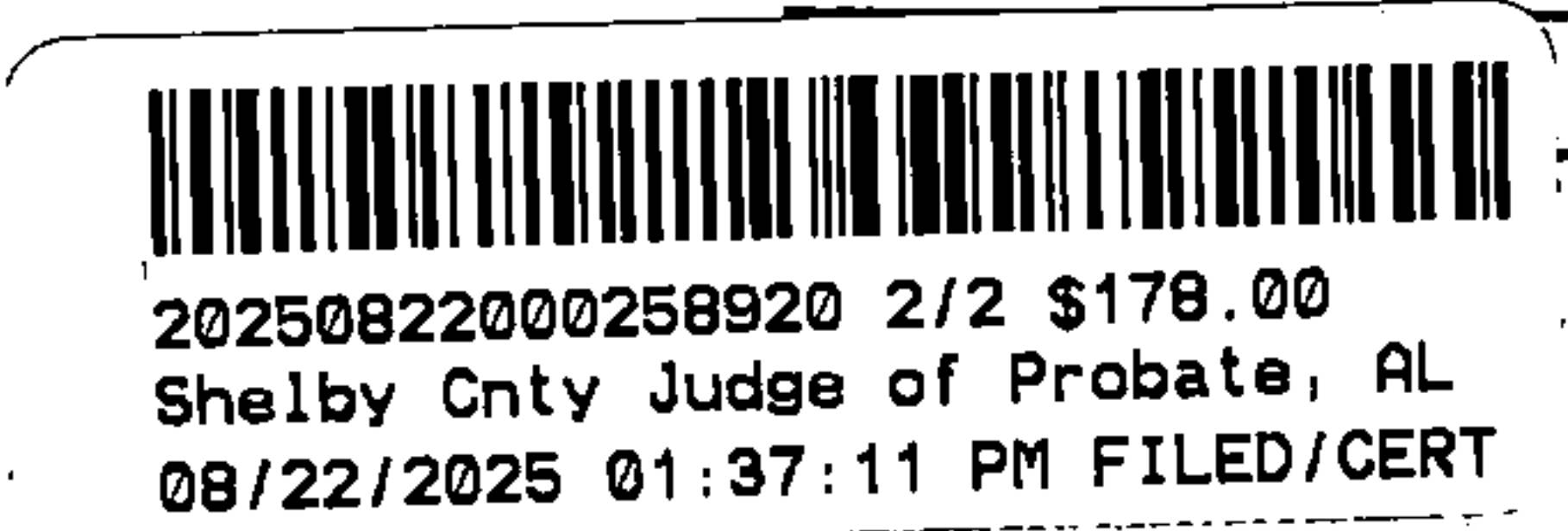
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Marcell Harbin (Personal Representative
Mailing Address of the Estate of Sundra Elaine Lewis Harbin
633 Kensington Manner Drive
Calera, AL 35040

Grantee's Name Marcell Harbin/Anthony Harbin
Mailing Address 633 Kensington Manner Drive
Calera, AL 35040

Property Address 1529 King James Drive
Alabaster, AL 35007

Date of Sale 08/20/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 152,700.00



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
Tax Assessed 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 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 08/20/2025

Print Marcell Harbin

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one