

THIS INSTRUMENT PREPARED BY  
BRUNSON, BARNETT & SHERRER, P.C.  
8020 PARKWAY, DRIVE  
LEEDS, AL 35094

STATE OF ALABAMA )  
COUNTY OF SHELBY ) TITLE NOT EXAMINED.

**WARRANTY DEED,**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, **Jerry D. Harding, Sr. and Sandra L. Harding ( a married couple)** and the **property is the homestead of the grantors**, (hereinafter referred to as Grantor(s)) in hand paid by **Jerry D. Harding, Sr., Sandra L. Harding, Jerry D. Harding, Jr., and Jessie Andrew Harding**, (hereinafter referred to as Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the receipt whereof is hereby acknowledged, the Grantors do grant, bargain, sell and convey to the said Grantees, the following described real estate, situated in Shelby County, Alabama to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF**

Together with all improvements and appurtenances thereon, including, but not limited to, that certain manufactured/mobile home permanently affixed to the above-described property and made a part thereof, more particularly described as:

**1998 Grand Manufactured Home, VIN No. GAGMTD2996A/GAGMTD2996B.**

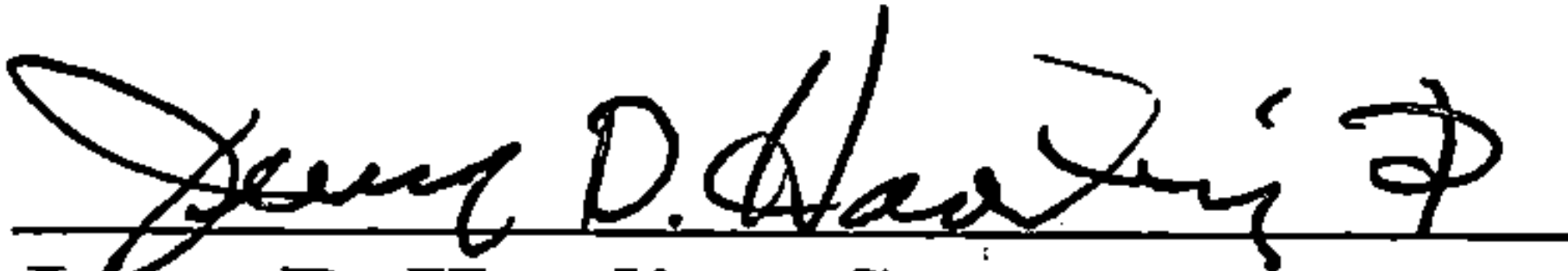
The above property is conveyed subject to ad valorem taxes for the current year.  
Also subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

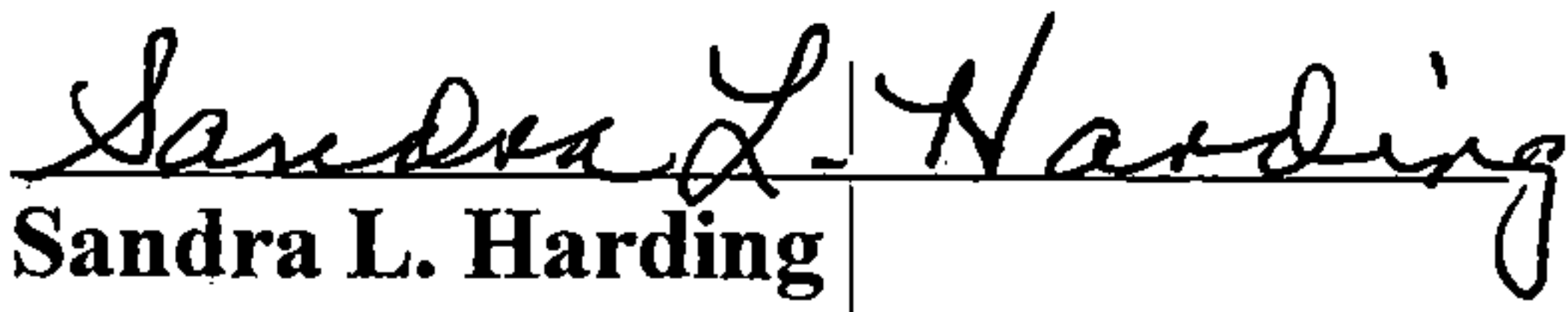
**VALUE ACCORDING TO SHELBY COUNTY REVENUE OFFICE:  
APPRAISED VALUE: \$119,670 ASSESSED VALUE \$11,980**

**Intending to convey the property as recorded in the Office of the Judge of Probate Shelby County, Columbiana, Alabama, as instrument # 20111117000347900.**

TO HAVE AND TO HOLD to the said **GRANTEES**, as joint tenants, with right of survivorship, and Grantor does for himself and for his heirs and assigns, covenant with said Grantees, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons

IN WITNESS WHEREOF, the said Jerry D. Harding, Sr. and Sandra L. Harding caused this Warranty Deed to be executed, on this the 11<sup>th</sup> day of September, 2025.

  
**Jerry D. Harding, Sr.**  
**Grantor**

  
**Sandra L. Harding**  
**Grantor**


STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

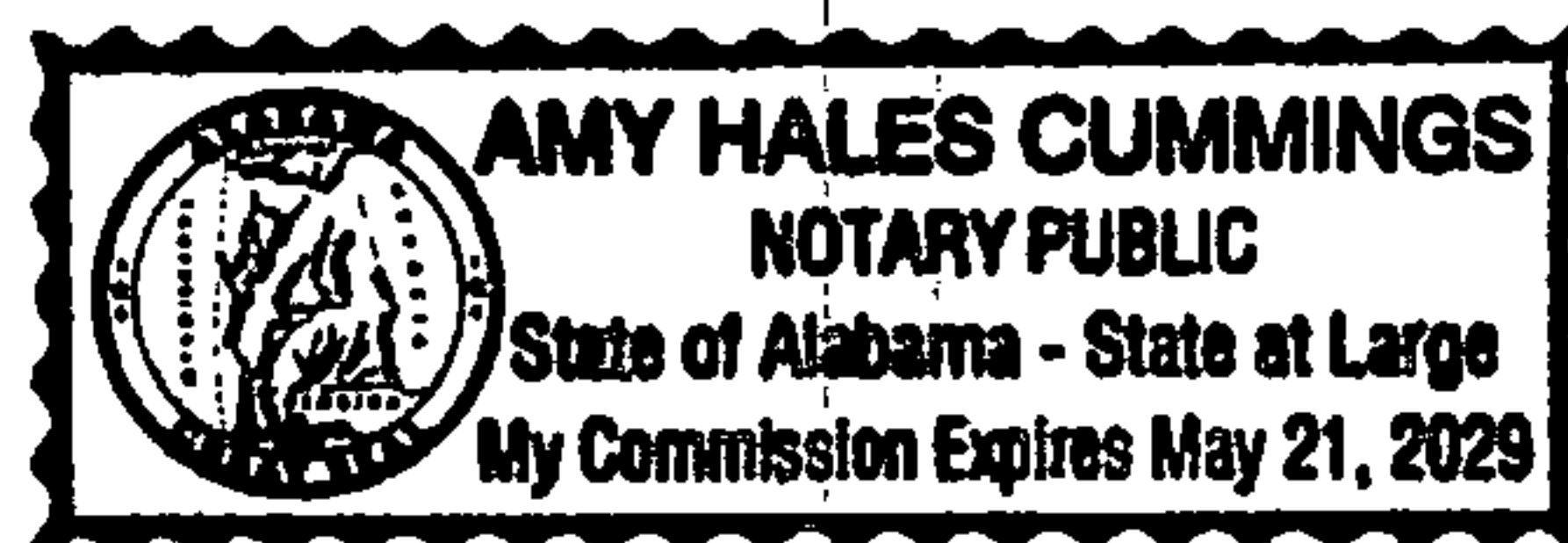


20250915000277340 2/4 \$153.00  
Shelby Cnty Judge of Probate, AL  
09/15/2025 11:34:56 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Jerry D. Harding, Sr. and Sandra L. Harding**, whose names are signed to the foregoing instrument, and who are known to me (or who have provided satisfactory proof of identification), acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of September, 2025.

  
NOTARY PUBLIC  
My Commission Expires: 5-21-2029



Grantor's Address:  
58155 Hwy 25  
Leeds, Alabama 35094

Property Address:  
58155 Hwy 25  
Leeds, Alabama 35094

Send Tax Notice to:  
Jerry D. and Sandra L. Harding  
58155 Hwy 25  
Leeds, Alabama 35094



# EXHIBIT "A"



20250915000277340 3/4 \$153.00  
Shelby Cnty Judge of Probate, AL  
09/15/2025 11:34:56 AM FILED/CERT

## Legal Description:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as a part of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said  $\frac{1}{4}$  /  $\frac{1}{4}$  section and turn 38 deg. 28 min. 43 sec. left from the South line thereof and run Northeasterly 299.74 feet; thence 2 deg. 33 min. 51 sec. right and continue Northeasterly 638.77 feet; thence 4 deg. 49 min. 19 sec. left and continue Northeasterly 180.00 feet to the Point of Beginning; thence 13 deg. 31 min. 00 sec. right and continue Northeasterly 121.66 feet thence 7 deg. 48 min. 00 sec. left and continue Northeasterly 66.90 feet to the Southwesterly right of way of Alabama Highway No. 25; thence 121 deg. 27 min. 51 sec. right to the tangent of a curve to the left with a radius of 1,749.83 feet and a central angle of 8 deg. 12 min. 44 sec. and run Southerly along said curve 252.23 feet; thence continue tangent along said right of way 91.39 feet to the Northerly right of way of County Road No. 478; thence 124 deg. 57 min. 58 sec. right to the tangent of a curve to the left with a radius of 2,060.51 feet and a central angle of 2 deg. 50 min. 59 sec. and run Westerly along the arc of said curve 102.49 feet to compound curve a radius of 265.00 feet and a central angle of 14 deg. 05 min. 18 sec.; thence run Southwesterly along the arc of said curve 65.16 feet; thence 66 deg. 41 min. 52 sec. right from tangent and run Northerly 221.91 feet to the point of beginning; being situated in Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name Jerry and Sandra Harding  
Mailing Address 58155 Hwy 25  
Leeds, AL 35094

Grantee's Name Jerry and Sandra Harding, Jerry Harding, Jr. and Jessie Harding  
Mailing Address 58155 Hwy 25  
Leeds, AL 35094

Property Address 58155 Hwy 25  
Leeds, AL 35094

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 119,670 assessed value \$11,980



20250915000277340 4/4 \$153.00  
Shelby Cnty Judge of Probate, AL  
09/15/2025 11:34:56 AM FILED/CERT

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 Shelby County Tax Assessor  
☐ 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 09/11/2025

Print J. Scott Barnett

☒ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one