

20251120000357130 1/2 \$98.00  
Shelby Cnty Judge of Probate, AL  
11/20/2025 04:02:06 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
Faith S. Adam, Esq.  
BOARDMAN, CARR, PETELOS,  
WATKINS, OGLE & HOWARD, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title and has not examined the title to the property.

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
Daniel C. Harris  
173 Farmingdale Drive  
Harpersville, Alabama 35078

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Seventy Three Thousand and 00/100 Dollars (\$73,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jean James and Daniel James**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Daniel C. Harris**, an individual, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

An acreage tract East of Lot 69 of Farmingdale Estates Sector 4 as recorded in Map Book 39, Page 120 in the Probate Office of Shelby County, Alabama, said tract also shown on the above noted recorded map, situated in the Northeast 1/4 of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Begin at a 5/8' rebar with Tucker Cap found at the Southeast corner of said Lot 69, said point being on the North Right of Way line of Farmingdale Road, a public Right of Way; Thence run N20°21'43"W measure, N20°23'44"W record along the East line of said lot 69 for 757.25 feet measure, 751.54 feet record to a 5/8" rebar with Tucker Cap found at the most Northerly corner of said Lot 69 and the common corner with Lots 77 and 78 of said Farmingdale Estates Sector 4; Thence continue along the last stated course and along the Easterly line of said Farmingdale Estates Subdivision for 938.94 feet Measure. 938.99 feet record to a 5/8' rebar with Peco Cap found at the Northeast corner of said subdivision and the Northwest corner of the tract herein described; thence run N89°32'28"E record for 24.05 feet record and measure to a 5/8' rebar found at the Northeast corner of the tract herein described; thence run S25°31'10"E measure, S25°31'10"E record along the East line of said acreage tract for 855.89 feet measure. 855.81 feet record to a found 5/8' rebar with Gilbert Cap; thence run S46°35'55"E measure, S46°38'34"E along the East line of said acreage tract for 240.24 feet measure, 240.37 feet record to a found 5/8"rebar with Peco Cap; thence run 24°11'00"E measure, S24°11'03"E record along the East line of said acreage tract and along Tanyard Branch for 599.77 feet measure, 600.09 feet record to a point in the center of said Tanyard Branch, said point being on the Northerly Right of Way line of said Farmingdale Road; thence run S64°17'38"W along said right of way line for 24.88 feet to a old 3" axle, said point being a 24.58 foot offset to the Southeast corner of the Parcel herein described, which falls in said creek; said point being the Point of Beginning of a curve to the left ; thence run along said Right of Way line and along the chord of said curve, S64°36'02"W measure, S64°04'51"W record for 221.69 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

**Note: The preparer of this deed has not researched the title to this real property.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

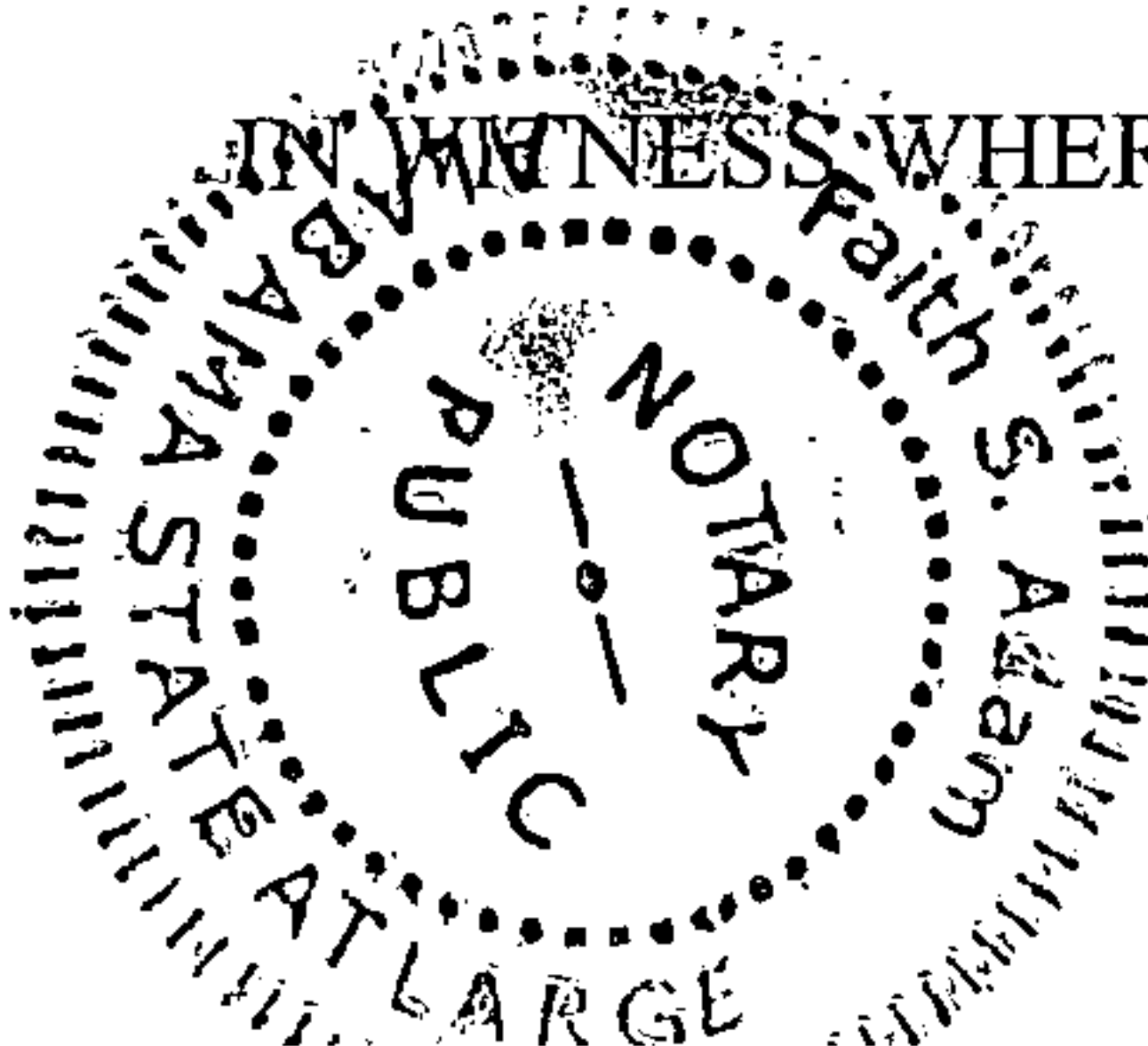
IN WITNESS WHEREOF, said GRANTORS, Jean James and Daniel James, have hereunto set his hand and seal this the 19<sup>th</sup> day of November, 2025.

[Signature]  
JEAN JAMES  
[Signature]  
DANIEL JAMES

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jean James and Daniel James, whose names are 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19<sup>th</sup> day of November, 2025.



Shelby County, AL 11/20/2025  
State of Alabama  
Deed Tax: \$73.00

Faith S. Adam  
NOTARY PUBLIC  
My Commission Expires: 2/4/2029



20251120000357130 2/2 \$98.00  
 Shelby Cnty Judge of Probate, AL  
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**Real Estate Sales Validation Form**

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

Grantor's Name Jean James  
 Mailing Address Daniel James  
 \_\_\_\_\_  
 \_\_\_\_\_

Grantee's Name Daniel C. Harris  
 Mailing Address 173 Farmingdale Drive  
Harsperville, Alabama 35078  
 \_\_\_\_\_

Property Address Lots 6 and 7 Tanyard Branch Estates,  
Hwy 444,  
Harpersville, Alabama 35078  
 \_\_\_\_\_

Date of Sale 11/19/2025

Purchase Price \$73,000.00

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 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 19<sup>th</sup> Nov 2025

Print JEAN P JAMES

Unattested \_\_\_\_\_  
 (verified by)

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