

STATE OF ALABAMA

## Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of One Hundred Eighty Two Thousand Four Hundred and No/100ths Dollars (\$182,400.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUSAN I. THOMASON, an unmarried person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **CLAUDIA A. MASELLI** (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Amended Plat of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 31, page 21 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Chelsea, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, 2014 ad valorem taxes, and the following:

1. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127, page 317, Deed Book 102, page 138, and Deed Book 104, page 525, in Probate Office.**
2. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 69, page 177, in Probate Office.**
3. **Declaration of Easement as set out in Inst. No. 2001-21357, in said Probate Office.**
4. **Restrictions, limitations and conditions as set out in Plat Book 31, page 21, in the Probate Office of Shelby County, Alabama.**

**\$ 107,400.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantor has set her hand and seal this 22nd day of August, 2014.

\_\_\_\_\_  
WITNESS

*Susan I. Thomason* {L.S.}  
Susan I. Thomason

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Susan I. Thomason**, 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 seal this 22nd day of August, 2014.

*Angela D. Phillips*  
Notary Public Angela D. Phillips  
My commission expires 01/12/2016

**GRANTEE'S MAILING ADDRESS:**

Claudia A. Maselli  
601 Chesser Court  
Chelsea, AL 35043

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2014-07-4107



## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Susan I. Thomason  
227 Westmeade Court  
Florence AL 35043

Grantor's Name Claudia A. Maselli  
Mailing Address 601 Chesser Court  
Chelsea, AL 35043

Property Address 601 Chesser Court  
Chelsea, AL 35043

Date of Sale 08/22/2014  
Total Purchase Price \$182,400.00  
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 evidenced: (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 - provided 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 of the property was conveyed.

Total purchase price -- the total amount paid for the purchase of the property, both real 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 not 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 8/22/14

Print: Susan I Thomason

Unattested

Sign Susan I Thomason  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/27/2014 10:32:22 AM  
\$95.00 CHERRY  
20140827000269580

*[Signature]*