

20160902000320030 1/5 \$439.00
Shelby Cnty Judge of Probate, AL
09/02/2016 12:59:32 PM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA, }
Shelby COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Peter A. Potter and Pamela P. Potter Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Wendell E. Brantley and Portia E. Brantley as joint tenants with rights of survivorship

(herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) Wendell E. Brantley and Portia E. Brantley joint tenants with rights of survivorship. his/her/their heirs and assigns FOREVER, as

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

\$370,800.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 09/02/2016
State of Alabama
Deed Tax: \$412.00

IN WITNESS WHEREOF, Peter & Pamela Potter have hereunto set their hand s and seal s, this 25th day of May, 2016.

x Peter A. Potter
Peter A. Potter
x Pamela P. Potter
Pamela P. Potter

✓ THE STATE OF Alabama,
Shelby
COUNTY.

I, the undersigned, Ashley Reynolds Wheeler a Notary Public, in and for said State Alabama, hereby certify that Peter A. Potter and Pamela P. Potter Husband and wife whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of May, 2016.

✓ Ashley Reynolds Wheeler
Notary Public

My Commisseion Expires: 04/12/2020



This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

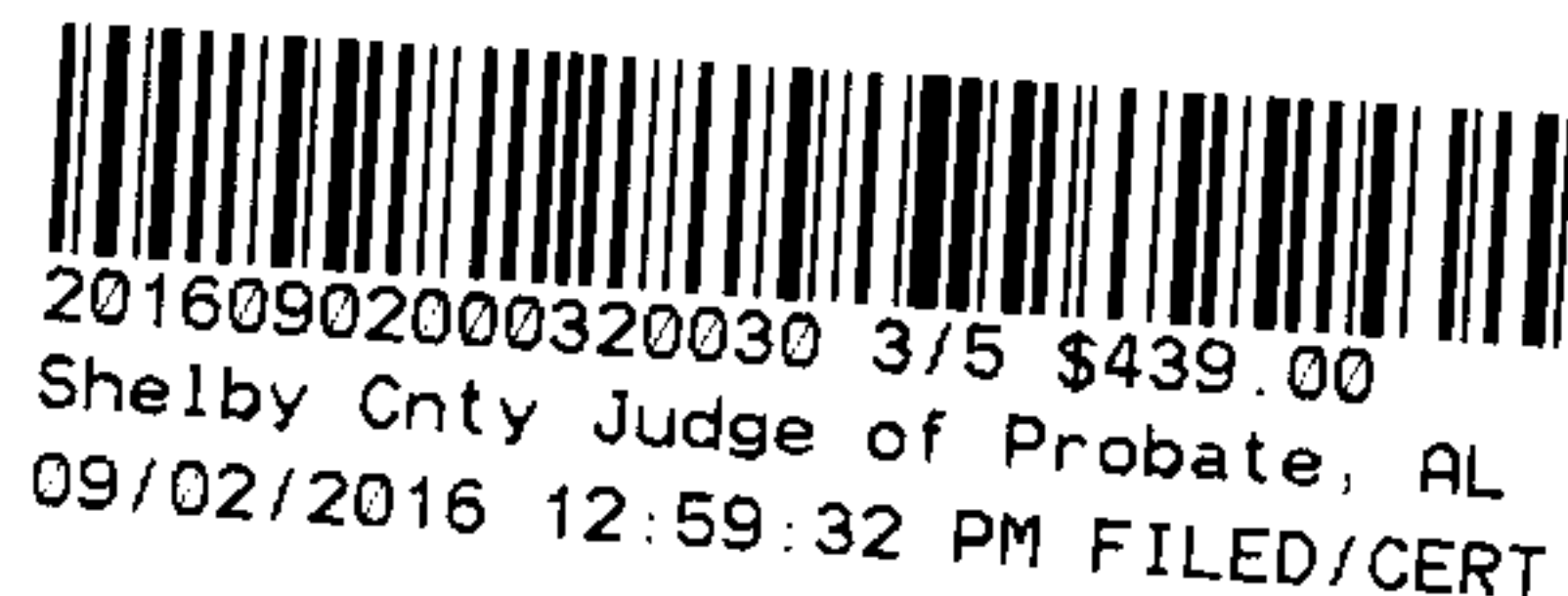


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EXHIBIT A
LEGAL DESCRIPTION

Lot 1-112B according to the Resurvey of Lots 1-111A thru 1-113A, Chelsea Park, First Sector, Phase IV, as recorded in Map Book 44, Page 67 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000590790 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



WARRANTY DEED

FROM

Peter A. Potter and Pamela P. Potter
husband and wife

TO

Wendell E. Brantley and Portia E. Brantley
husband and wife

SEND TAX NOTICE TO:

Wendell E. Brantley and Portia E. Brantley
1033 Ashworth Circle
Chelsea, AL 35043

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Real Estate Sales Validation Form

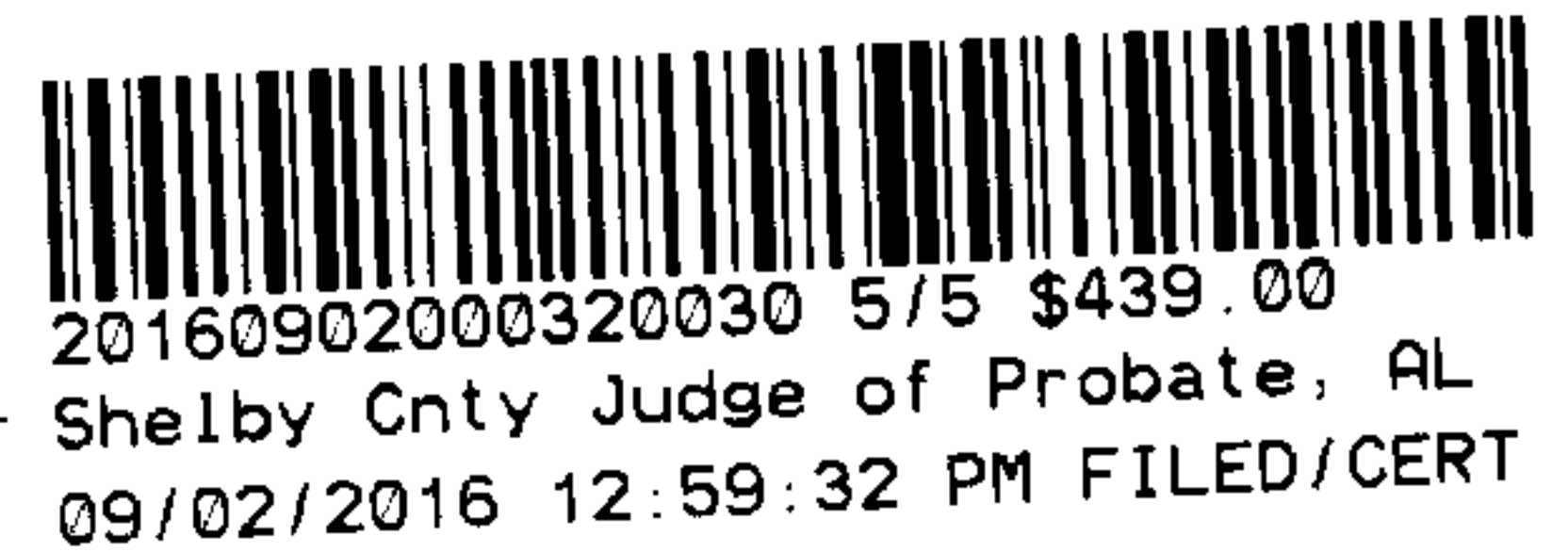
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Peter A. Potter and Pamela P. Potter	Grantee's Name	Wendell E. Brantley Portia E. Brantley
Mailing Address	X 6848 ARIEL DR. X JACKSONVILLE, FL 32277	Mailing Address	1033 Ashworth Drive Chelsea, AL 35043
Property Address	1033 Ashworth Drive Chelsea, AL 35043	Date of Sale	August 30, 2016
		Total Purchase Price	\$ 412,000.00
		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 Settlement Date

Print

X PETER A. POTTER

Unattested

Sign

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

(verified by)