

20170915000338150 1/2 \$143.00  
Shelby Cnty Judge of Probate, AL  
09/15/2017 04:08:24 PM FILED/CERT

Shelby County, AL 09/15/2017  
State of Alabama  
Deed Tax: \$125.00

THIS INSTRUMENT PREPARED BY:  
Wallace, Ellis, Fowler, Head & Justice  
P O Box 587  
Columbiana, AL 35051

SENT TAX NOTICE TO:  
Todd M. Thompson  
728 Hwy 7  
Wilsonville, AL 35186

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
  **KNOW ALL MEN BY THESE PRESENTS,**  
COUNTY OF SHELBY         )

That in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100-----DOLLARS (\$125,000.00)**, to the undersigned grantor, **CHELSEA HIGHLANDS, LLC**, an Alabama limited liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **TODD M. THOMPSON and SUSAN P. THOMPSON**, (herein referred to as **GRANTEE**), the following described real estate, situated in **Shelby County, Alabama**, described as follows:

**Lot 8, according to the survey of Chelsea Highlands, as recorded in Map Book 48, page 23, in the Probate Office of Shelby County, Alabama.**

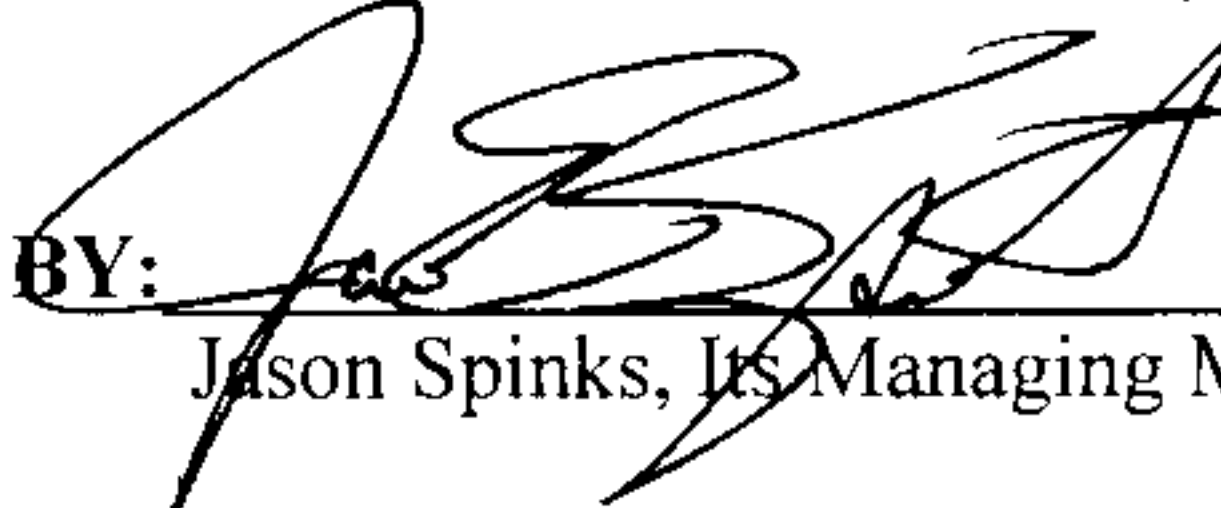
Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantor**, by its Managing Member, **Jason Spinks**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 15th day of September, 2017

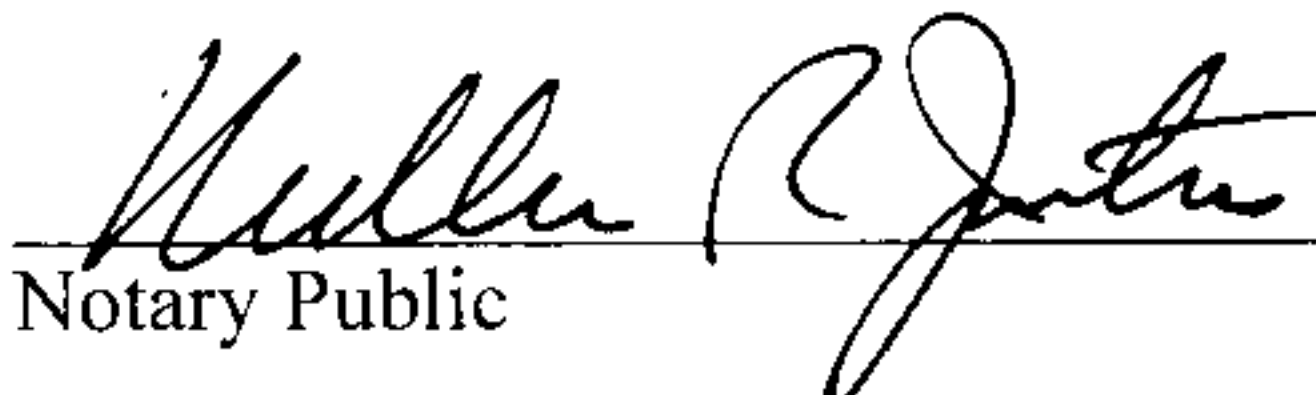
**CHELSEA HIGHLANDS, LLC**

BY:   
Jason Spinks, Its Managing Member

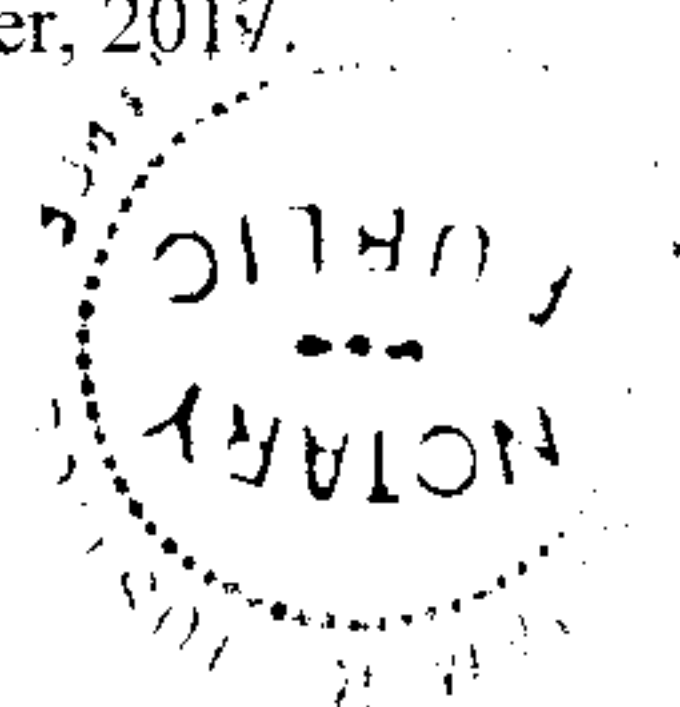
**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason Spinks, whose name as Managing Member of Chelsea Highlands, LLC, an Alabama limited liability company, 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, as such managing member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 15th day of September, 2017.

  
Notary Public

My Commission Expires: 9-11-19



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Chelsea Highlands, LLC  
Mailing Address 3360 Davey Allison Blvd  
Hueytown, AL 35023

Grantee's Name: Todd M. Thompson & Susan P. Thompson  
Mailing Address: 728 Hwy 7  
Wilsonville, AL 35186

Property Address: Lot 8, Chelsea Highlands  
Chelsea, AL

Date of Sale 9-15-17  
Total Purchase Price \$ 125,000.00  
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 9-15-17

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

Jason E. Spinks, Managing Member

☐ Unattested

(Verified by)

Form RT-1

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