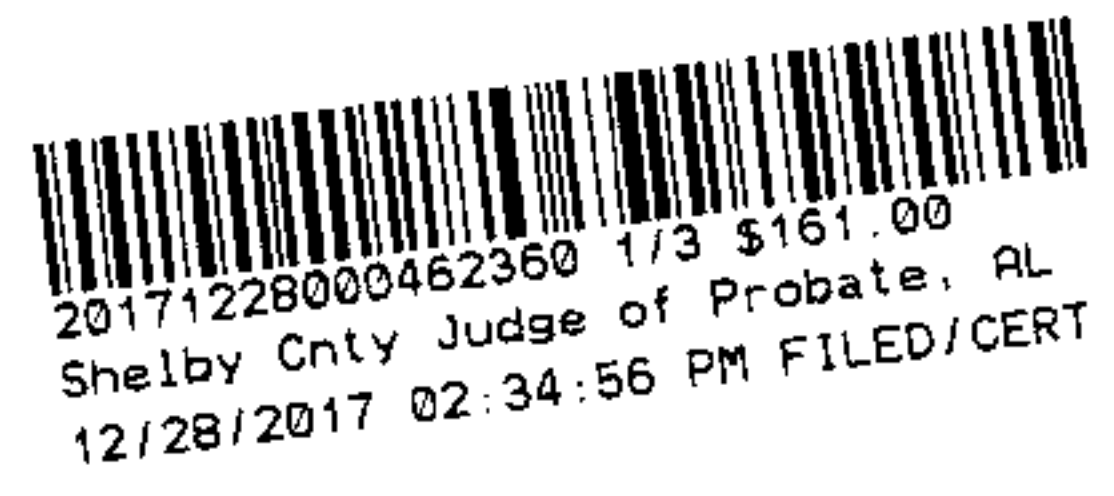


Shelby County, AL 12/28/2017
State of Alabama
Deed Tax: \$140.00

STATE OF ALABAMA ◊

◊

COUNTY OF SHELBY ◊



WARRANTY DEED

THIS INDENTURE, made and entered into on this the 22 day of December, 2017, by and between C. H. & P. Properties, LLC, an Alabama limited liability company, as Grantor; and MARTHA JEAN CARMICHAEL PIERCE, a married person, as Grantee.

W I T N E S S E T H:

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash, in hand paid and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, the said Grantor has granted, bargained, and sold, and do by these presents grant, bargain, sell and convey unto the Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described property situated, lying, and being in the County of Shelby and State of Alabama, to-wit:

Lot 5, according to the survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns, in fee simple, forever.

The said Grantor covenant and agree with the said Grantee that they are seized of an indefeasible estate, in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same, in fee simple; that the said property is free from encumbrances, and that the Grantor will forever warrant and defend the title to the same and the possession thereof unto the said Grantee, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor have hereunto set their hand and seal on this the day, month and year first hereinabove written.

C. H. & P PROPERTIES, LLC

BY

Shelby C. High (SEAL)
SHELBY C. HIGH - MANAGER


STATE OF ALABAMA ◇
 ◇
COUNTY OF SHELBY ◇

I, the undersigned authority, a Notary Public, in and for said County in said State, do hereby certify that SHELBY C. HIGH, an unmarried person, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2017.

Amber Hellinghead 55-2020
Notary Public, State of Alabama

This Instrument Was Prepared By:
Thomas ap R. Jones JON052
PITTS, WILLIAMS & JONES
Attorneys at Law
Post Office Box 527
Selma, Alabama 36702-0527


20171228000462360 2/3 \$161.00
Shelby Cnty Judge of Probate, AL
12/28/2017 02:34:56 PM FILED/CERT

GRANTEE'S ADDRESS:

Martha Jean Carmichael Pierce
4918 Northwest 93rd Avenue
Gainesville, FL 32653

This preparation of this document does not constitute an examination of titles as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

Real Estate Sales Validation Form

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

Grantor's Name C. H. & P. Properties, LLC
Mailing Address 150 Wildwood Drive
Selma, Alabama 36701

Grantee's Name Martha Jean Carmichael Pierce
Mailing Address 4918 Northwest 93rd Avenue
Gainesville, Florida 32653

Property Address See legal description

Transfer Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 139,700

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 Assessment Sheet (checked)

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

Print Shelby C. High

Unattested (verified by)

Sign (Handwritten Signature) (Grantor/Grantee/Owner/Agent) circle one

