

This Instrument Prepared by:  
T. David Roper  
Attorney at Law  
P.O. Box 599  
Montevallo, AL 35115

Send Tax Notice To:  
Benjamin F. Glass  
256 Chesser Park Drive  
Chelsea, AL 35043



20190402000103840 1/3 \$105.50  
Shelby Cnty Judge of Probate, AL  
04/02/2019 08:15:43 AM FILED/CERT

**WARRANTY DEED**

Shelby County, AL 04/02/2019  
State of Alabama  
Deed Tax:\$84.50

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE HERE PRESENTS, that in consideration of ONE HUNDRED DOLLARS and no cents (\$100.00) and other good and valuable consideration, the undersigned, BENJAMIN F. GLASS, a single man and CARLA GLASS HILLIARD, a married woman, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto BENJAMIN F. GLASS, a single man, herein referred to as GRANTEE, in fee simple, and to his heirs and assigns forever, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, to wit:

Lot 83, according to the survey of Cottages at Chesser Phase I, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Area more particularly described in the Declaration of Covenants. Conditions and restrictions for Cottages at Chesser as recorded in instrument #20040511000248910, First Amendment to Declaration as recorded in instrument #200910080000381600, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is referred to as the Declaration.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The above described property is the homestead of the Grantor Benjamin F. Glass.

This document prepared without title search by preparer.

TO HAVE AND TO HOLD, the above described property with the tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee forever, together with every contingent remainder and right of reversion.

And the GRANTORS do hereby covenant with and represent unto the GRANTEE, that they are seized in fee simple of the lands above described; that the same is free from encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons whomsoever .

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on this the 1st day of April, 2019.

B Glass  
BENJAMIN F. GLASS

Carla Glass Hilliard  
CARLA GLASS HILLIARD

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Benjamin F. Glass, whose name is affixed to this document and who is known to me, being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1<sup>st</sup> day of April, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC


STATE OF ALABAMA  
SHELBY COUNTY

MY COMMISSION EXPIRES 2/14/21

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Carla Glass Hilliard whose name is affixed to this document and who is known to me, being informed of the contents of this conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 1<sup>st</sup> day of April, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC

  
20190402000103840 2/3 \$105.50  
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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 Carla Glass Hilliard
Mailing Address 296 Chesser Park Dr
Chelsea AL 35043

Grantee's Name Benjamin Glass
Mailing Address 256 Chesser Park Dr.
Chelsea AL 35043

Property Address 296 Chesser Park Dr.
Chelsea AL 35043

Date of Sale 4/1/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 168,400 1/2 = 84,200

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 4/2/19

Print Benjamin E. Glass

Unattested

Sign B Glass

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1