

THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN  
BOARDMAN, CARR, PETELOS,  
WATKINS & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
DAL Properties, LLC  
100 Kinross Lane  
Pelham, Alabama 35124



20210125000039020 1/2 \$130.00  
Shelby Cnty Judge of Probate, AL  
01/25/2021 10:18:44 AM FILED/CERT

### GENERAL WARRANTY DEED

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand and No/100 Dollars (\$105,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, W DEVELOPMENT, LLC, an Alabama Limited Liability Company, (hereinafter referred to as Grantor), whose address is 398 Chesser Drive, Suite 1, Chelsea, Alabama 35043, grants, bargains, sells and conveys unto DAL PROPERTIES, LLC, an Alabama Limited Liability Company (herein referred to as Grantee), whose address is 100 Kinross Lane, Pelham, Alabama 35124, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 3, according to the Map and Survey of Chelsea Reserve, as recorded in Map Book 47, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to existing easements, restrictions, covenants, rights of way, and taxes, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee.

And the Grantor does for itself covenant with the said Grantee, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it shall warrant and defend the same to the said Grantee, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor W Development, LLC, by and through its Member, has set its hand and seal, this 22<sup>nd</sup> day of January, 2021.

W DEVELOPMENT, LLC

By: \_\_\_\_\_

Scott Weygand, Its Member

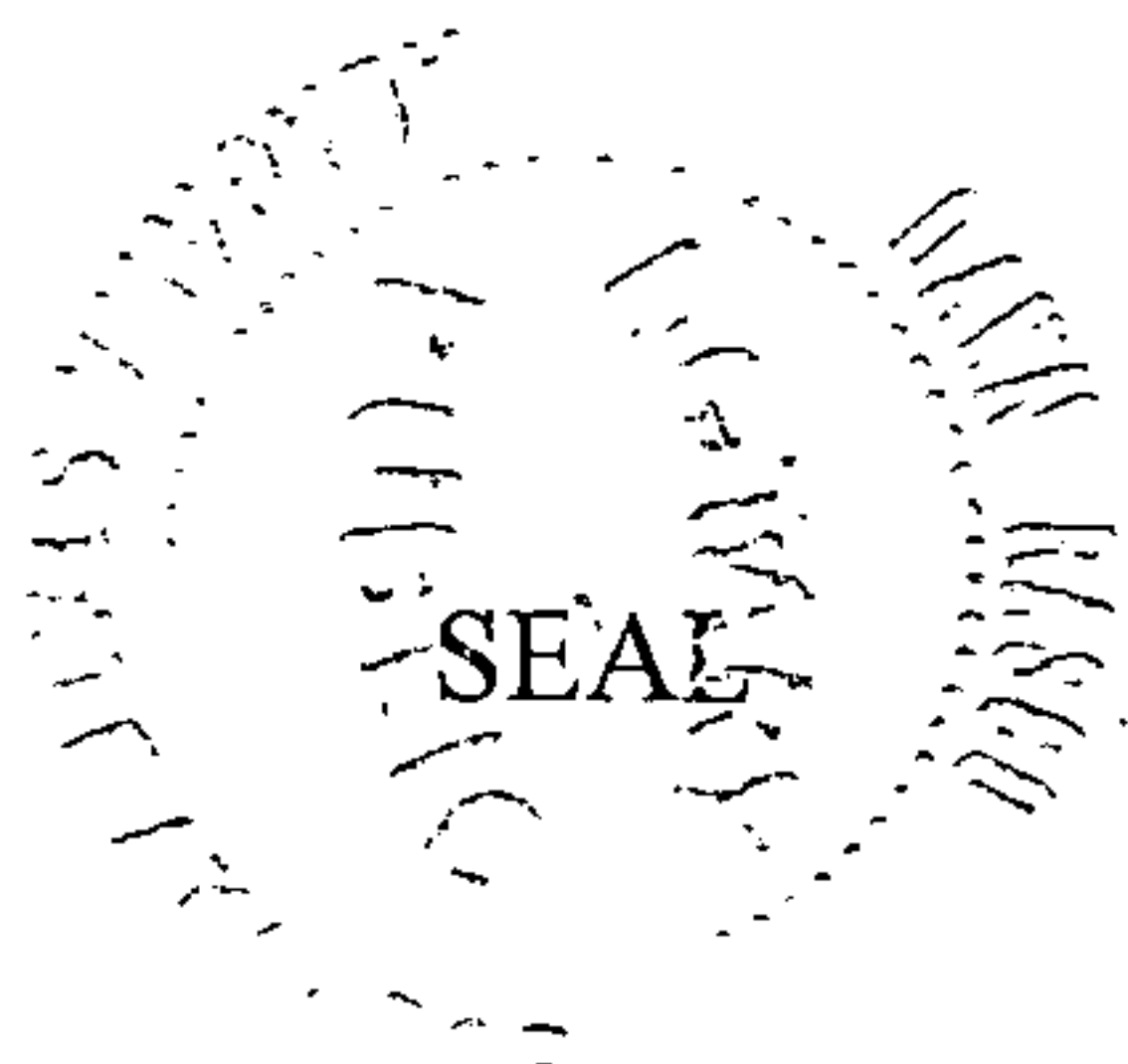
STATE OF ALABAMA     )  
SHELBY COUNTY        )

The undersigned, a Notary Public in and for said County, in said State, hereby certifies that Scott Weygand, whose name as a Member of W Development, LLC, a limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this 22<sup>nd</sup> day of January, 2021.

Dawn Rosco  
Notary Public

My commission expires: 3/24/2022





# Real Estate Sales Validation Form

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

Grantor's Name W Development  
Mailing Address 398 Chesser Dr #1  
Chelsea, AL 35043

Grantee's Name DAL Properties, LLC  
Mailing Address 3112 Hwy 109  
Wilsonville, AL 35186

Property Address Lot 3 Chelsea Reserve

Date of Sale 1-25-21

Total Purchase Price \$ ~~105,000.00~~ 105,000.00

or

Actual Value

\$

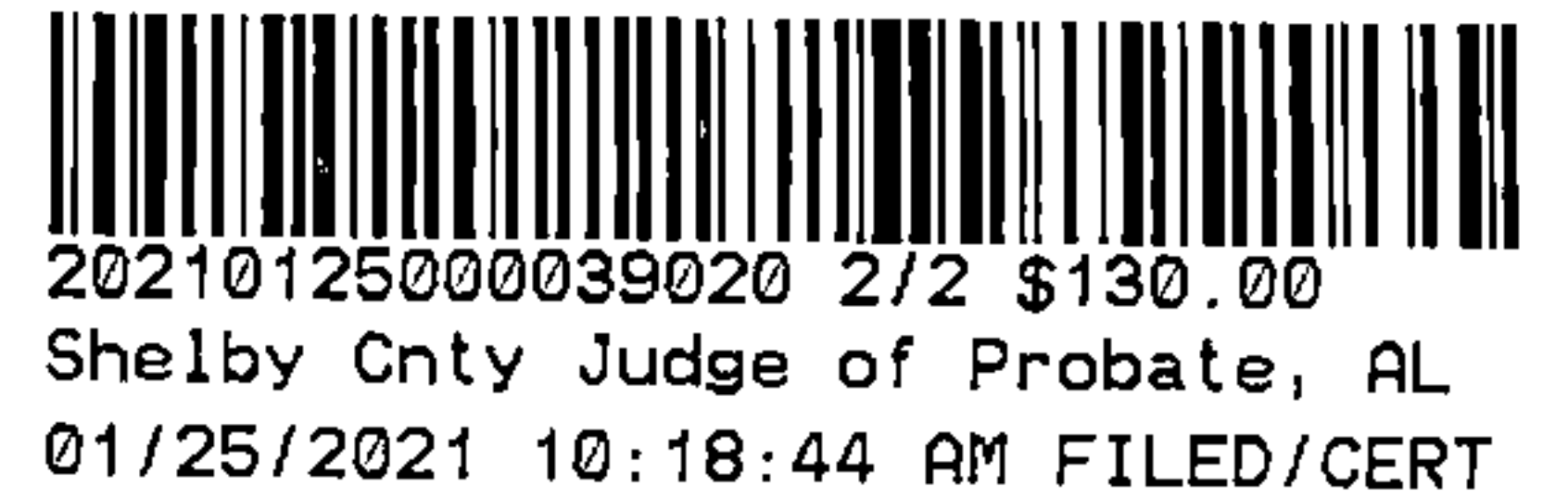
or

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 1-25-21

Print Peter Kanakis

Sign

P. Kanakis

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1