


This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051


20210302000104990 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/02/2021 02:36:49 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Thousand and no/100 DOLLARS (\$300,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned CHELSEA RENTALS LLC, an Alabama limited liability company (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Zachary T. Ingram (herein referred to as GRANTEE, whether one or more) all of my interest in the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A

The above described property is not the homestead of GRANTOR.

\$300,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Subject to: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, setback lines, liens and other rights, if any, of records and not of record.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
the 7th day of Feb, 2021

Harold D Griffin

Chelsea Rentals LLC
By: Harold D. Griffin
Its: Managing Member

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold D. Griffin, in his capacity as the managing member of Chelsea Rentals, LLC, an Alabama limited liability company, whose name 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 officer and will full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

2021 Given under my hand and official seal this the 8th day of Feb.

Notary Public

Harold D Griffin

Chelsea Rentals LLC
By: Mickey M. Griffin
Its: Managing Member

Harold Griffin

STATE OF ALABAMA)
SHELBY COUNTY)

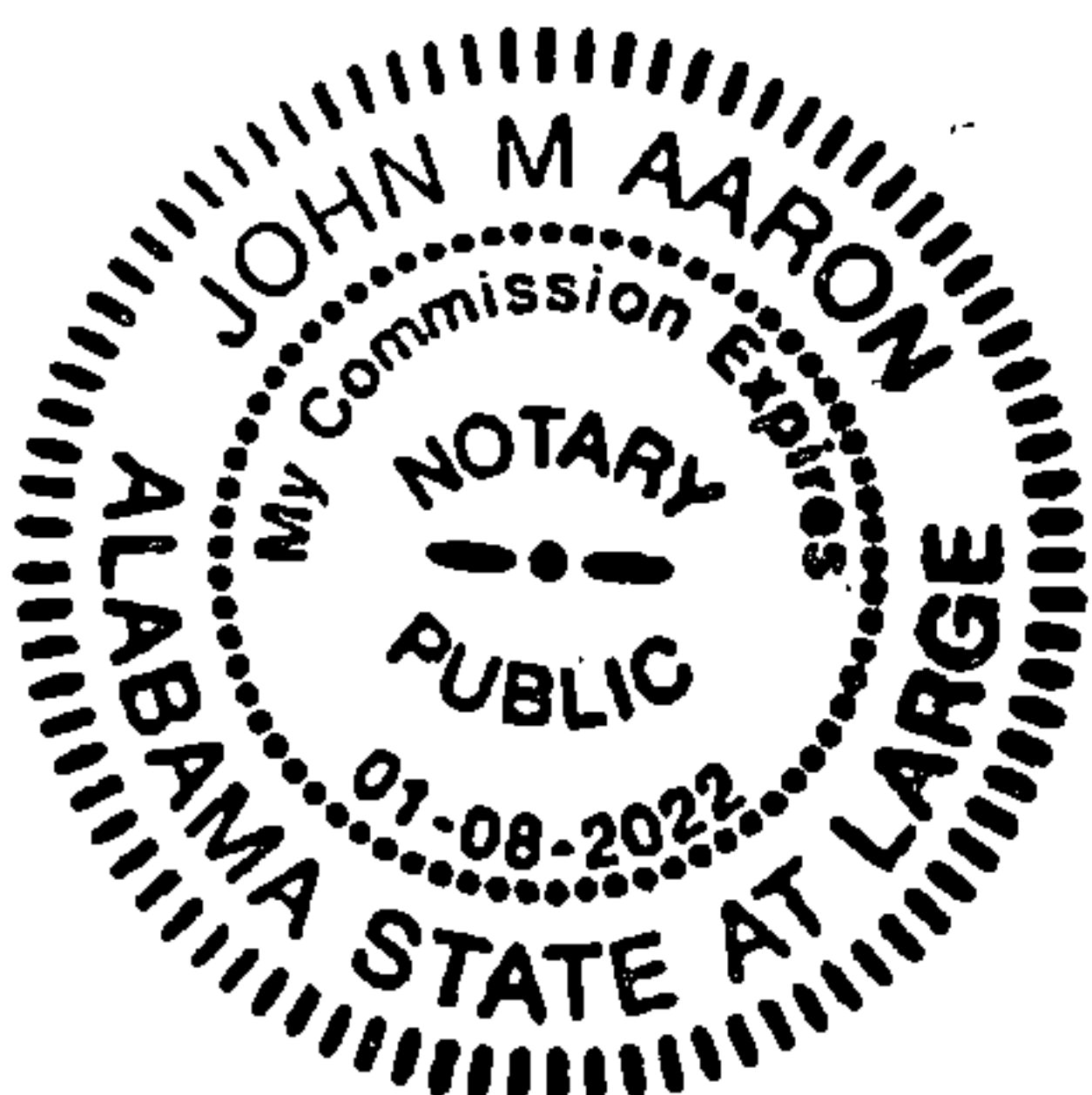
General Acknowledgment

Harold I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Mickey M. Griffin~~, in her capacity as the managing member of Chelsea Rentals, LLC, an Alabama limited liability company, whose name 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, she as such officer and will full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

2021 Given under my hand and official seal this the 8th day of Feb



Notary Public




"EXHIBIT A"

PARCEL II:

A parcel of land in the SW 1/4 of the NW/4 and the NW 1/4 of the SW 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, described as that part of Section 28 lying North of Shelby County Highway #11 and south of the Seaboard Coast Line Railroad and south of Alabama Highway #38; being more particularly described as follows: Commence at the Northwest corner of said Section 28, Thence run south along the west section line 2663.72 to the centerline of said railroad 100 foot right-of-way and the point of beginning: Thence run northeasterly along the centerline of said railroad right-of-way the following described bearings and distances: From last course turn left 102 degrees 54 minutes 15 seconds a distance of 427.42 feet, thence turn left 00 degrees 51 minutes 59 seconds a distance of 110.33 feet, thence turn left 02 degrees 40 minutes 43 seconds a distance of 112.18 feet, thence turn left 02 degrees 56 minutes 11 seconds a distance of 112.08 feet, thence turn left 03 degrees 32 minutes 53 seconds a distance of 60.00 feet, thence turn left 01 degree 12 minutes 30 seconds a distance of 56.00 feet, thence turn left 02 degrees 27 minutes 02 seconds a distance of 119.03 feet, thence turn left 03 degrees 15 minutes 58 seconds a distance of 44.84 feet to a point on the southerly right-of-way of said highway 38, thence turn right 45 degrees 57 minutes 11 seconds and run westerly along said highway right-of-way 288.24 feet to the point of a counterclockwise curve having a central angle of 05 degrees 36 minutes 37 seconds and a radius of 1313.24 feet, thence run along the arc of said curve 128.59 feet to the intersection of the westerly right-of-way of Shelby County Highway #11, thence turn right 71 degrees 52 minutes 38 seconds from tangent of said curve and run south along said right-of-way 106.97 feet to the point of a clockwise curve having a central angle of 66 degrees 37 minutes and a radius of 729.09 to the point of tangent, thence run along the arc of said curve 847.70 feet to the point of tangent, thence run tangent to said curve 272.10 feet to the point of a counterclockwise curve having a central angle of 13 degrees 35 minutes 04 seconds and a radius of 1949.80 feet, thence run along the arc of said curve 462.28 feet to a point on the west line of said section 28, thence turn right 102 degrees 54 minutes 14 seconds from tangent of said curve and run north along said section line 380.52 feet to the point of beginning. Less and except that part lying within the right-of-way of said railroad.

Situated in Shelby County, Alabama. According to the survey of Amos Cory R.L.S. #10550, dated May 8, 1987.


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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 : Chelsea Rentals, LLC
Mailing Address 134 Minor Drive
Chelsea, AL 35043

Grantee's Name: Zachary T. Ingram.
Mailing Address: 55 Cupids Lane
Chelsea, AL 35043

Property Address: _____
Chelsea, AL

Date of Sale _____
Total Purchase Price \$ 300,000.00

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 –


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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 02-09-2021

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

JOSHUA D. ARNOLD

☐ Unattested

(Verified by)