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06/01/2021 11:58:42 AM
QCDEED 1/4

Commitment Number: 21125538

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Send To:

BCHH, Inc.

181 Montour Run Road

Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09-8-34-0-001-063.007

GENERAL WARRANTY DEED

SOURCE of TITLE: DEED BOOK 1997 PAGE 30867
RANDY C. KING, known now as Randall C. King, divorced and remarried, and SHERRI R. KING, AKA SHERRI R. SCHARFF divorced and now remarried, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to RANDALL C. KING and KARLA D. KING, husband and wife, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 342 PINK DOGWOOD LANE, CHELSEA, AL 35043, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: COMMENCE AT THE SOUTHEAST CORNER OF BROOK CHASE SUBDIVISION, PHASE 1, SAME AS RECORDED IN PLAT BOOK 21, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE SOUTH 86 DEGREES 22 MINUTES 43 SECONDS EAST 31.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 37 MINUTES 17 SECONDS EAST 208.71 FEET; THENCE SOUTH 86 DEGREES 22 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 03 DEGREES 37 MINUTES 17 SECONDS WEST 208.71 FEET; THENCE NORTH 86 DEGREES 22 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 03 DEGREES 37 MINUTES 17 SECONDS WEST 208.71; THENCE NORTH 86 DEGREES 22 MINUTES 43 SECONDS WEST 208.71 FEET TO THE POINT OF BEGINNING, SAID PROPERTY LYING AND BEING PARTIALLY IN THE SE 1/4 OF THE SE 1/4 AND PARTIALLY IN THE SW 1/4

OF THE SE 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST SHELBY COUNTY, ALABAMA. ALSO A 30 FOOT INGRESS & EGRESS AND UTILITY EASEMENT: COMMENCE AT THE SE CORNER OF BROOK CHASE SUBDIVISION, PHASE I, SAME AS RECORDED IN PLAT BOOK 21, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE SOUTH 86 DEGREES 22 MINUTES 43 SECONDS EAST 31.64 FEET; THENCE NORTH 03 DEGREES 37 MINUTES 17 SECONDS EAST 208.71 FEET; THENCE SOUTH 86 DEGREES 22 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 86 DEGREES 22 MINUTES 43 SECONDS EAST 88.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 27 MINUTES 11 SECONDS WEST 97.54 FEET; THENCE NORTH 61 DEGREES 20 MINUTES 00 SECONDS EAST 213.18 FEET; THENCE NORTH 56 DEGREES 46 MINUTES 28 SECONDS EAST 64.16 FEET; THENCE NORTH 56 DEGREES 31 MINUTES 35 SECONDS EAST 177.54 FEET; THENCE NORTH 48 DEGREES 13 MINUTES 42 SECONDS EAST 147.82 FEET; THENCE NORTH 63 DEGREES 28 MINUTES 33 SECONDS EAST 62.13 FEET; THENCE NORTH 65 DEGREES 39 MINUTES 50 SECONDS EAST 337.60 FEET; THENCE NORTH 61 DEGREES 59 MINUTES 45 SECONDS EAST 88.98 FEET; THENCE NORTH 55 DEGREES 09 MINUTES 37 SECONDS EAST 132.96 FEET; THENCE NORTH 41 DEGREES 51 MINUTES 10 SECONDS EAST 78.39 FEET; THENCE NORTH 33 DEGREES 03 MINUTES 44 SECONDS EAST 184.90 FEET TO THE WESTERLY MARGIN OF SHELBY COUNTY PAVED ROAD 47; SAID EASEMENT BEING 15.0 FEET LEFT AND 15.0 FEET RIGHT OF THE ABOVE DESCRIBED CENTERLINE TO MAKE A TOTAL OF 30.0 FEET FOR EASEMENT. SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD AFFECTING SAID PROPERTY, IF ANY.

Property Address is: 342 PINK DOGWOOD LANE, CHELSEA, AL 35043

Prior instrument reference: 1997-30867

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on May 6, 2021:

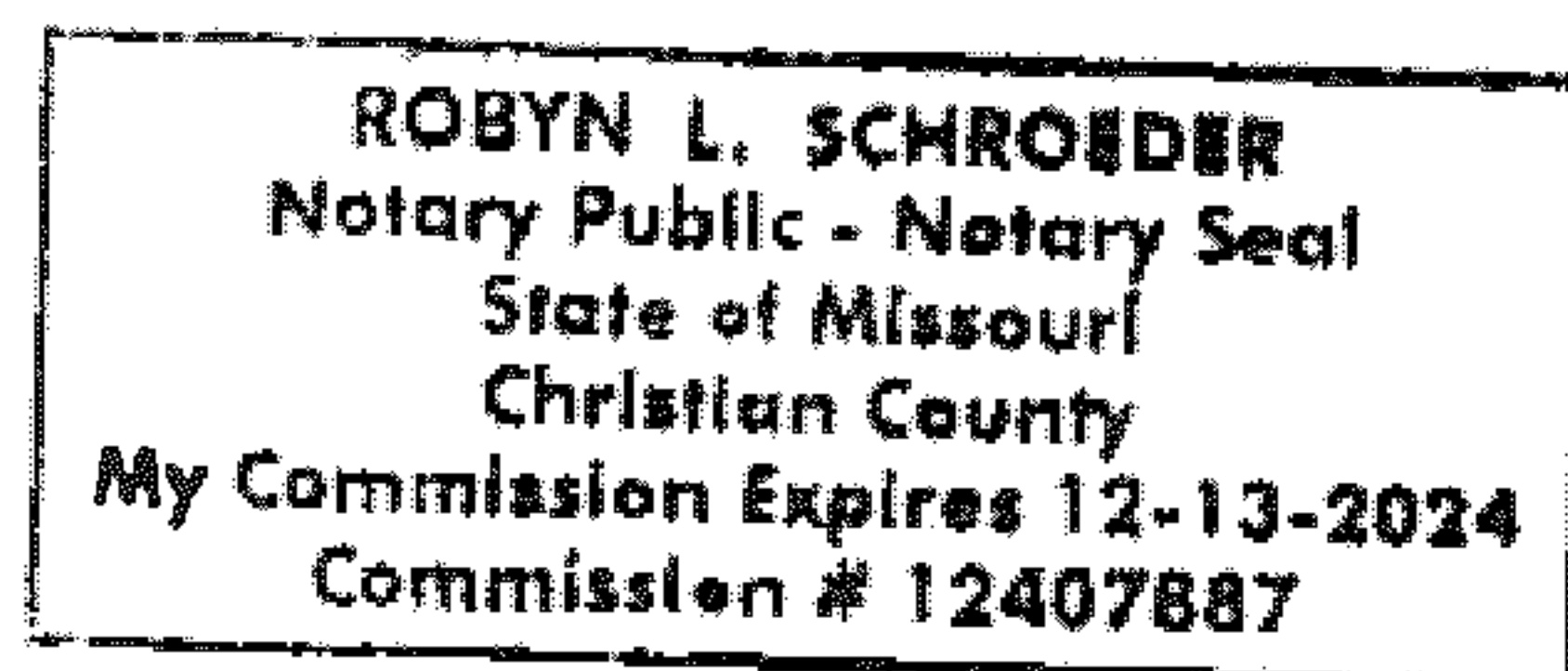
Sherri R. King Sherri R. Scharff
**SHERRI R. KING, AKA SHERRI R.
SCHARFF**

STATE OF Missouri
COUNTY OF Christian

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **SHERRI R. KING, AKA SHERRI R. SCHARFF** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 6th day of May, 2021

Robyn L. Schroeder
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name RANDALL C. KING
Mailing Address SHERRI R KING
342 PINK Dogwood Lane
Chelsea AL 35043

Grantee's Name RANDALL C KING
Mailing Address KARLA D. KING
342 PINK Dogwood Lane
Chelsea, AL 35043

Property Address 342 PINK Dogwood
Lane, Chelsea,
ALABAMA 35043

Date of Sale 5-20-2021
Total Purchase Price \$ 0
or
Actual Value \$ _____

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or
Assessor's Market Value \$ 88,200

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 5/26/2021

Print Anthony Gilman

Unattested _____

Sign Anthony Gilman

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2021 11:58:42 AM
S76.50 JOANN
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(verified by)

Ann S. Byrd

Form RT-1