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Prepared by:

JUL ANN McLEOD, Esq.

McLeod & Associates, LLC

1980 Braddock Drive

Hoover, AL 35226

STATE OF ALABAMA

)

JOINT WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$342,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, VICKI B. CHAUVIN, a married woman (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, DAVID PATRICK CECIL and KORI MICHELLE CECIL (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 59, according to the Survey of Davenport's Addition to Riverchase West – Sector 3, as recorded in Map Book 8, Pages 53 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$274,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 3rd day of April, 2024.

VICKI B. CHAUVIN

STATE OF ALABAMA

COUNTY OF JEFFERSON

(County of Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that VICKI B. CHAUVIN, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of April 2024.

NOTARY PUBLIC

My commission expires:

MALCOLM STEWART MCLEOD NOTARY PUBLIC ALABAMA STATE AT LARGE COMM. EXP. 08/15/26

## Real Estate Sales Validation Form

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

| Grantor's Name                             | VICKI B. CHAUVIN   | DAVID PATRICK CECIL and KORI Grantee's Name MICHELLE CECIL  |
|--|--|---|
| Mailing Address                            | 1718 MOUNTAIN LAUREL LANE<br>HOOVER, AL 35244  | Mailing Address1718 MOUNTAIN LAUREL LANE HOOVER, AL 35244   |
| Property Address                           | 1718 MOUNTAIN LAUREL LANE<br>HOOVER, AL 35244  | Date of Sale April 3, 2024  |
|  |  | Total Purchase Price \$342,500.00   |
|  |  | Actual Value \$   |
|  |  | Assessor's Market Value\$   |
|  | e or actual value claimed on this form c<br>of documentary evidence is not require   | an be verified in the following documentary evidence: (check<br>d)  |
| Bill of Sale                               | _1   | Appraisal   |
| Sales Contra-<br>X Closing State           |  | Other   |
| If the conveyance<br>of this form is not a | The state of the s | ntains all of the required information referenced above, the filing   |
|  | Ins  | tructions   |
| Grantor's name an<br>current mailing add   | ·  | f the person or persons conveying interest to property and their  |
| Grantee's name ai conveyed.                | nd mailing address - provide the name o  | of the person or persons to whom interest to property is being  |
| • •  | the physical address of the property be<br>serty was conveyed.   | eing conveyed, if available. Date of Sale - the date on which   |
| Total purchase pri<br>the instrument offe  | - · · · · · · · · · · · · · · · · · · ·  | ase of the property, both real and personal, being conveyed by  |
|  | for record. This may be evidenced by a   | ue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's  |
| valuation, of the pr                       | roperty as determined by the local officia   | the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property ed pursuant to Code of Alabama 1975 § 40-22-1(h). |
| further understand                         |  | formation contained in this document is true and accurate. I his form may result in the imposition of the penalty indicated in  |
| Date April 3, 20:                          | 24   | Print Malçolm S. McLeod   |
| Unattested                                 |  | Sign  |
|  | (verified by)  | (Grantor/Grantee/Owner/Agent) circle one  |
|  |  |   |



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2024 12:56:59 PM
\$96.50 BRITTANI

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File 240227

Form RT-1 Alabama 08/2012 LSS