

WARRANTY DEED

20130830000354920 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/30/2013 01:59:52 PM FILED/CERT

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Seventy Thousand and 00/100 (\$170,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we PATRICK SPILLER and RACHEL SPILLER, HUSBAND AND WIFE herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto WILLIAM S. CHAPMAN, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 80, ACCORDING TO THE AMENDED PLAT OF CHESSER PLANTATION, PHASE I, SECTOR 2, AS RECORDED IN MAP BOOK 33, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHESSER PLANTATION AS RECORDED IN INSTRUMENT 2002-10788, FIRST AMENDMENT TO DECLARATION AS RECORDED IN INSTRUMENT 20070616000227970 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS MAY BE AMENDED FROM TIME TO TIME (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER REFERRED TO AS THE "DECLARATION").

\$ 136,000.00 AND \$ 16,830.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 20 day of August, 2013.

Patrick Spiller  
PATRICK SPILLER  
Rachel Spiller  
RACHEL SPILLER

STATE OF FLORIDA  
LEE COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that PATRICK SPILLER and RACHEL SPILLER whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. and who produced FLORIDA DRIVER LICENSE FOR ID.

GIVEN under my hand and seal this 20<sup>th</sup> day of August, 2013.

My Commission Exp: Sept 22, 2013

Roberta L. Cooper  
Notary Public



Roberta L. Cooper  
Commission # DD927025  
EXPIRES: SEP. 22, 2013  
WWW.AARONNOTARY.COM

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
WILLIAM S. CHAPMAN  
101 BLACKSTONE COURT  
CHELSEA, AL 35043

SLF CHAPMAN

Real Estate Sales Validation Form

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

Grantor's Name PATRICK SPILLER      Grantee's Name WILLIAM S. CHAPMAN  
Mailing Address: 15440 BELLAMAR CIRCLE UNIT 2925      Mailing Address: 101 BLACKSTONE COURT  
FORT MYERS, FL 33908      CHELSEA, AL 35043  
  
Property Address 101 BLACKSTONE COURT      Date of Sale August 23, 2013  
CHELSEA, AL 35043      Total Purchaser Price \$170000.00

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      \_\_\_\_ Appraisal  
\_\_\_\_ Sales Contract      \_\_\_\_ Other \_\_\_\_\_  
\_\_x\_\_ Closing Statement

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 8/23/13

\_\_\_\_ Unattested

(verified by)

Print

WILLIAM S. CHAPMAN

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



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