


**WARRANTY DEED RESERVING LIFE ESTATE**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20140403000096410 1/2 \$133.00  
Shelby Cnty Judge of Probate, AL  
04/03/2014 02:31:32 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned, CANDE MAXIE, an unmarried person do grant, bargain, sell and convey unto the James E. Wesson and David L. Wesson, SUBJECT TO the reservation stated below, the following described real property situated in Shelby County, Alabama, viz:

**Lot 3, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in The Cottage at Chesser Declarations of Covenants, Conditions and Restrictions recorded as Inst. #20040511000248910 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

**EXCEPT** that, as to all of the above described property, I reserve to myself, together with the right to use and occupy the same so long as I shall live.

**TO HAVE AND TO HOLD** unto the said James E. Wesson and David L. Wesson their heirs and assigns in fee simple forever.

I do for myself and for my heirs, executors and administrators covenant with the James E. Wesson and David L. Wesson their heirs and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to them against all claims of all persons.

**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this the 4 day of March, 2014.



Cande Maxie

Shelby County, AL 04/03/2014  
State of Alabama  
Deed Tax: \$116.00

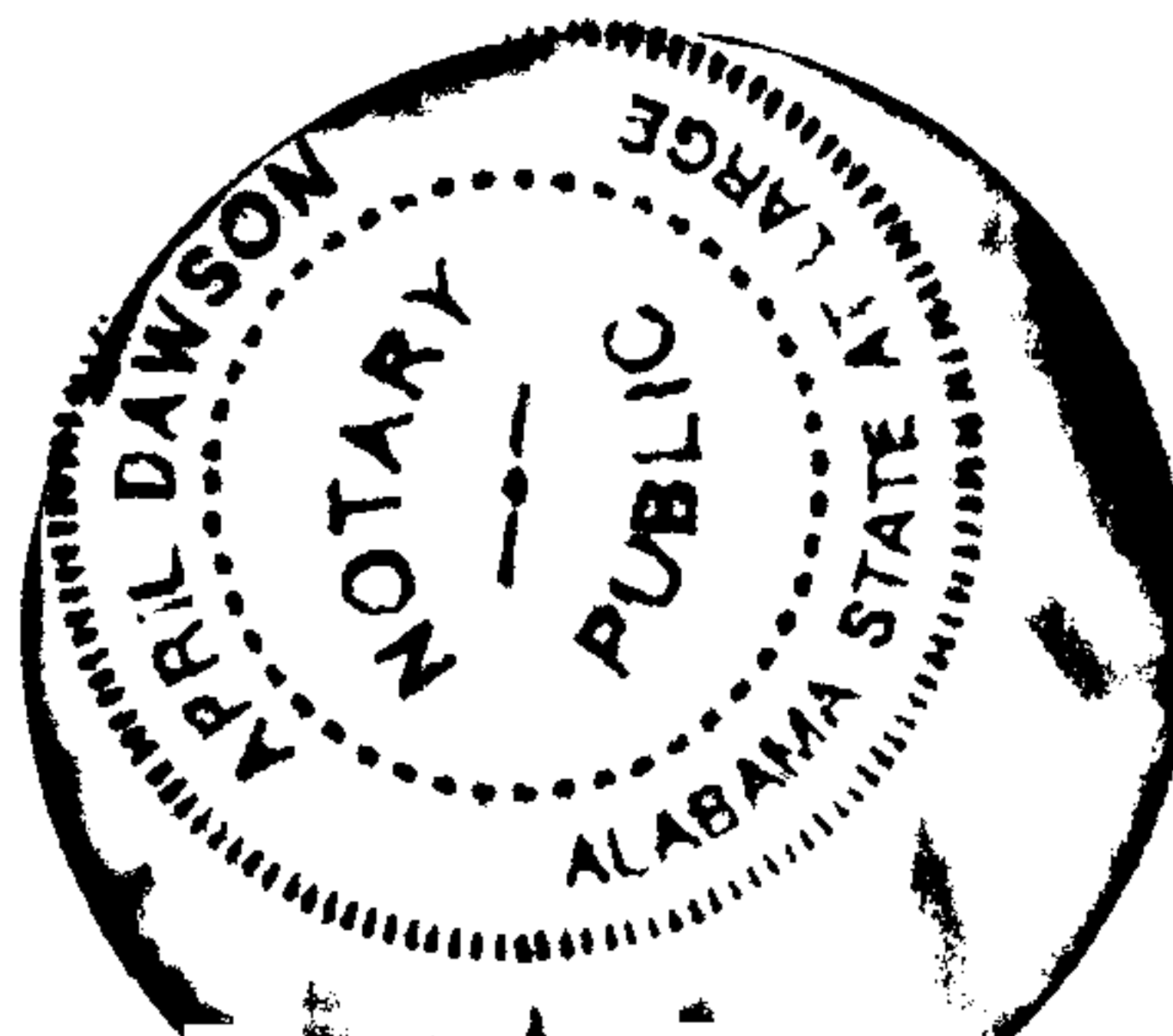
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Cande Maxie, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4<sup>th</sup> day of March, 2014.

  
Notary Public

EXP 4-7-17





# Real Estate Sales Validation Form

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

Grantor's Name Cande Maxie  
Mailing Address 209 Chessor Pk Dr  
Chelsea AL 35043

Grantee's Name James Wesson  
Mailing Address Calera, AL

Property Address 209 Chessor Pk Dr.  
Chelsea AL 35043

Date of Sale 3/4/14  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 174,000 <sup>2</sup>/3 = 116,000

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 Tax office

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 4/3/14

Print Cande Maxie

Unattested

Sign Cande Maxie

(Grantor/Grantee/Owner/Agent) circle one



20140403000096410 2/2 \$133.00  
Shelby Cnty Judge of Probate, AL  
04/03/2014 02:31:32 PM FILED/CERT

Verified by)

Form RT-1