

20140501000129740 1/3 \$190.00
Shelby Cnty Judge of Probate, AL
05/01/2014 02:15:29 PM FILED/CERT

Send tax notice to:

Jerryln S. Perry
3039 Madison Lane
Chelsea, AL 35043
NTC1400042

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars (\$169,900.00) in hand paid to the undersigned, **Vickie L. Reid, an unmarried woman**, (hereinafter referred to as "Grantor"), by **Jerryln S. Perry** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-19 according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.

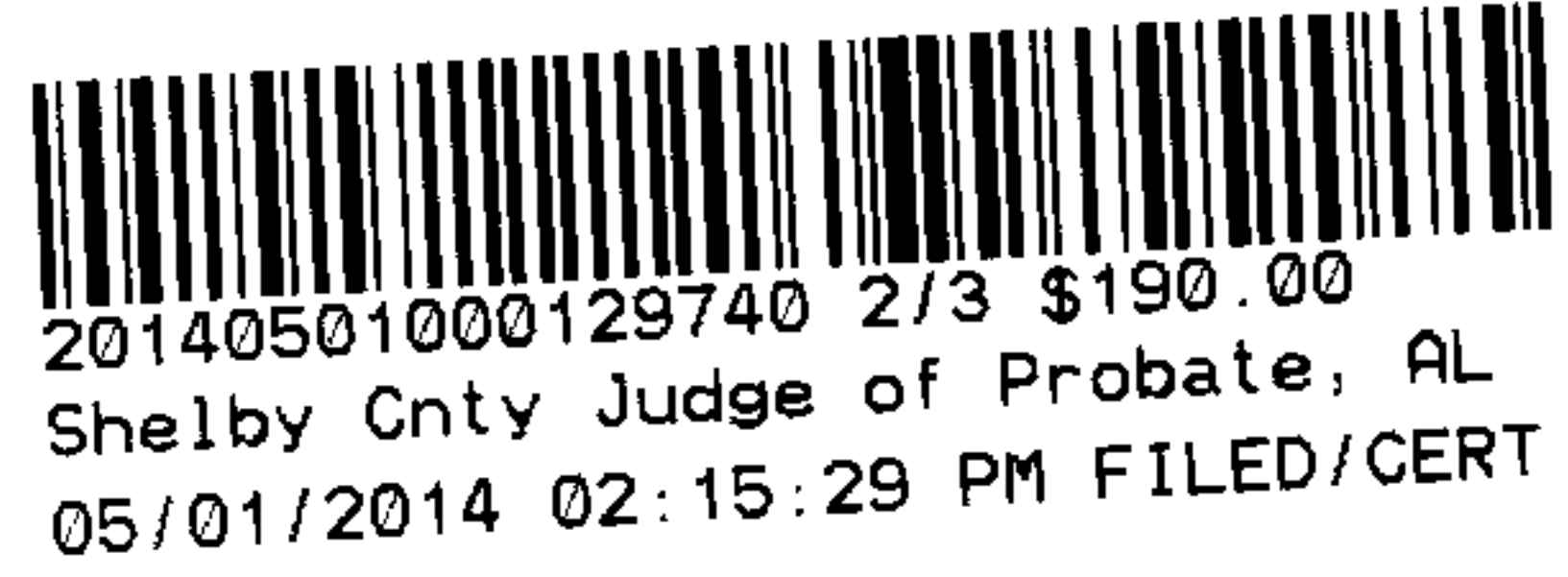
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

The Grantor does for herself, her heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

Shelby County, AL 05/01/2014
State of Alabama
Deed Tax: \$170.00

Vickie L. Reid

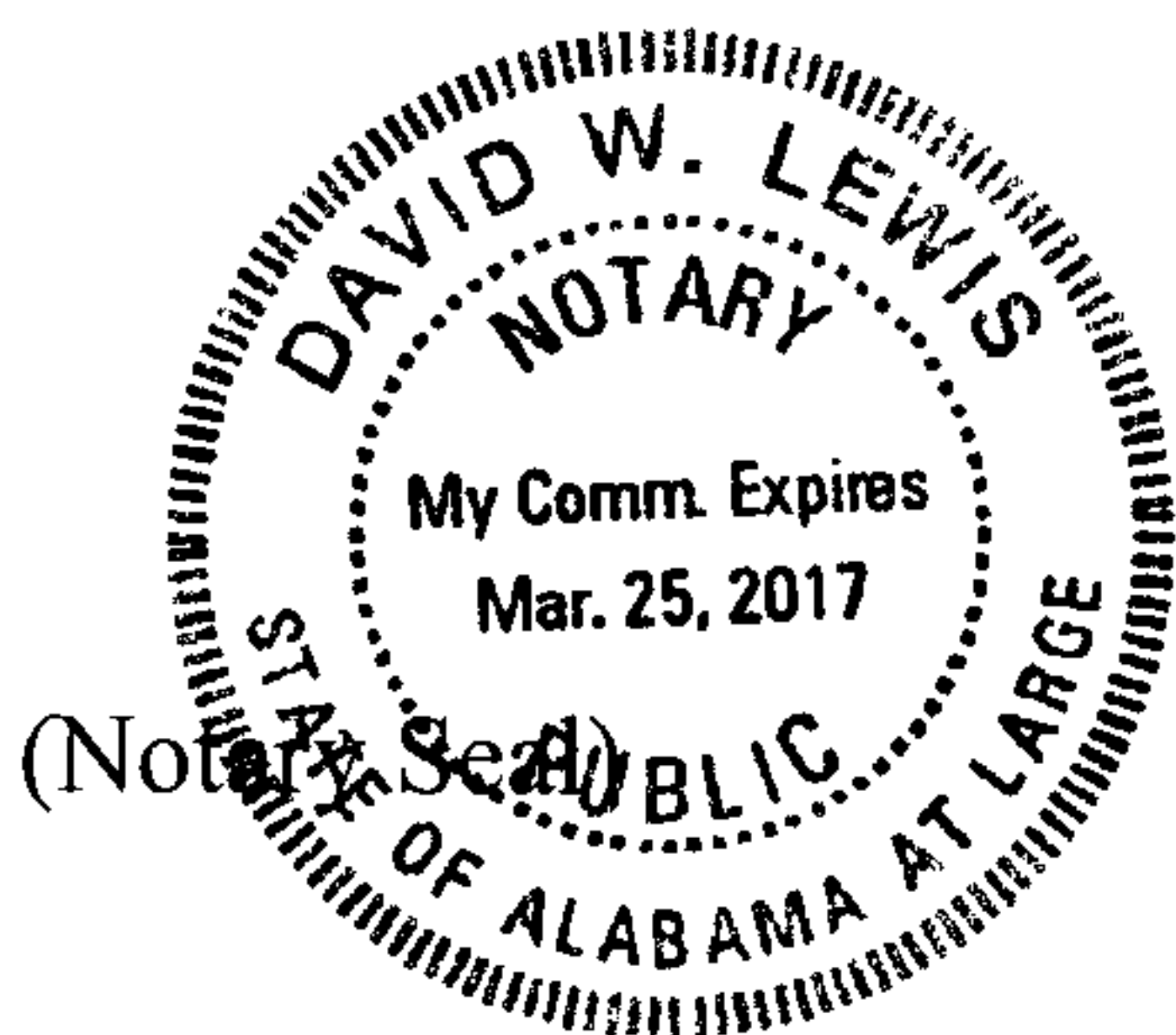


IN WITNESS WHEREOF, Grantor has set her signature and seal on this, the 19th day of March, 2014.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vickie L. Reid, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 19th day of March, 2014.



David W. Lewis

Notary Public

Print Name:

Commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Vickie L. Reid
Mailing Address 2539 John Hawkins Pkwy
Ste 101
Hoover AL 35244

Grantee's Name Jerry W. S. Perry
Mailing Address 3039 Madison Lane
Chelsea AL 35043

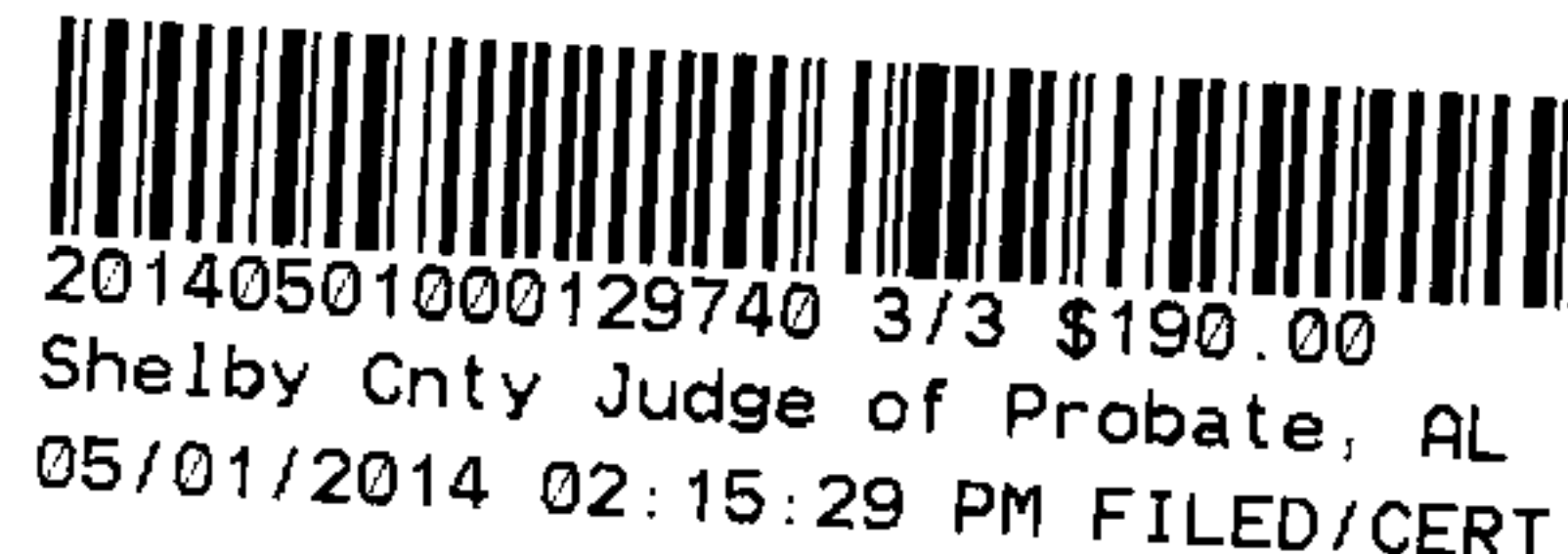
Property Address 3039 Madison Lane
Chelsea AL 35043

Date of Sale 3-19-14

Total Purchase Price \$ 169,900

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

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 3-19-14

Print Jennifer Bank

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one