

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Frankie Osborn
219 Lorrin Lane
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty-One Thousand Seven Hundred Seventy-Three and 56/100 (\$151,773.56)**, and other good and valuable consideration, this day in hand paid to the undersigned **Chappell Enterprises and Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Frankie Osborn** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 29, according to the Survey of The Villages at Westover, Sector 1, as recorded in Map Book 39, Pages 9A and 9B, in the Probate Office of Shelby County, Alabama.


Subject To:
Ad valorem taxes for 2014 and subsequent years not yet due and payable until October 1, 2014. Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs, successors, assigns, executors and administrators, that GRANTORS are 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, successors, assigns, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, successors, assigns, executors and administrators, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **1st** day of **August, 2014**.


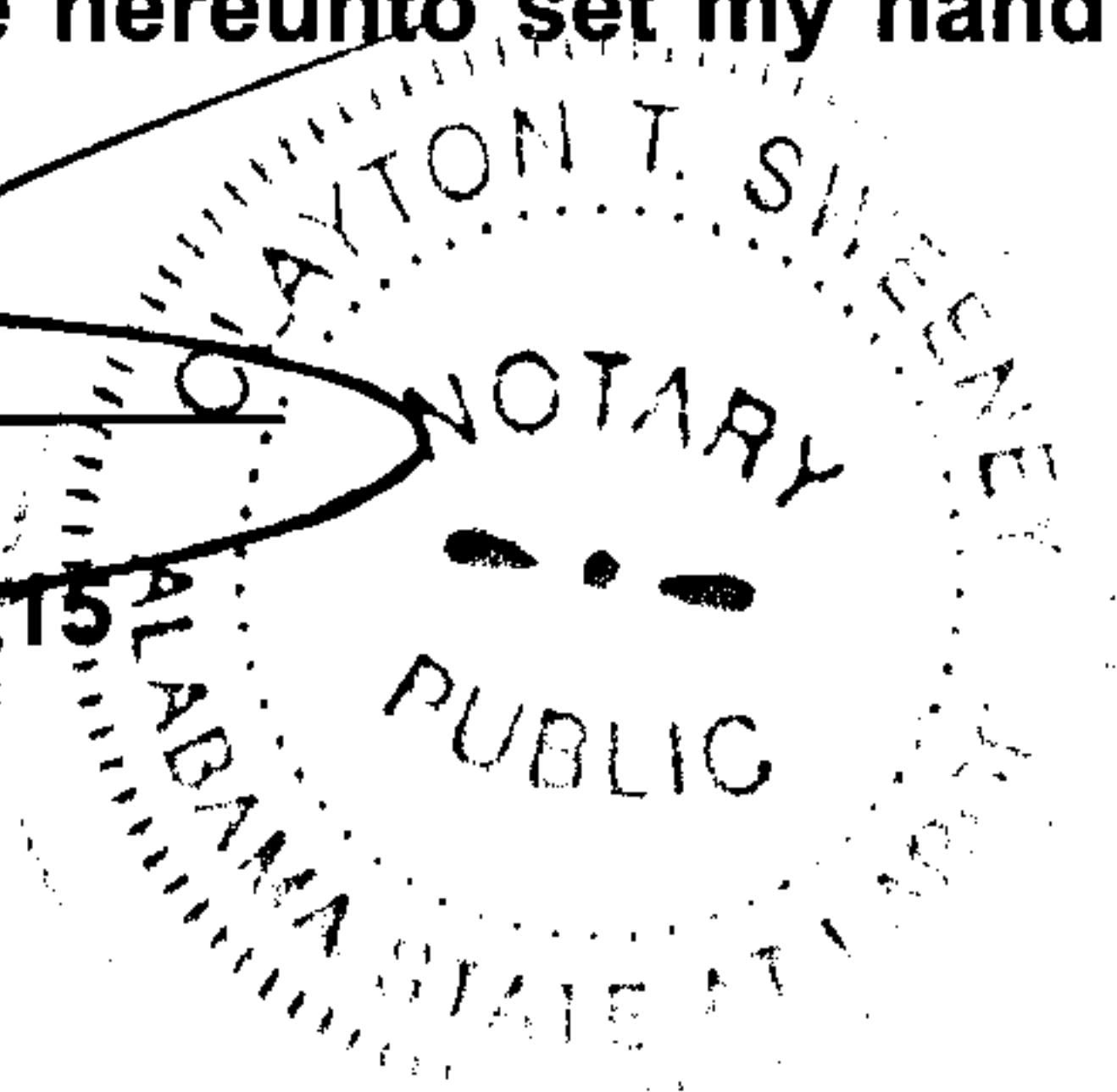
Chappell Enterprises and Properties, LLC

Lynal Chappell, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20140805000242690 1/2 \$169.00
Shelby Cnty Judge of Probate, AL
08/05/2014 12:20:43 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lynal Chappell, whose name as Member of Chappell Enterprises and Properties, LLC, an Alabama limited liability company, 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 Instrument, he as such member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of August, 2014.


NOTARY PUBLIC
My Commission Expires: **6/5/2015**


Shelby County, AL 08/05/2014
State of Alabama
Deed Tax: \$152.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name Chappell Enterprises and Properties, LLC

Grantee's Name Frankie Osborn

Mailing Address P. O. Box 92
Westover, AL 35185

Mailing Address 219 Lorrin Lane
Sterrett, AL 35147

Property Address 219 Lorrin Lane
Sterrett, AL 35147

Date of Sale August 1, 2014

Total Purchase Price \$ 151,773.56

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/ Assessor's Appraised Value

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

Chappell Enterprises and Properties, LLC
Print Lynal Chappell, Member

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



20140805000242690 2/2 \$169.00
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