

This Instrument was Prepared by:

Send Tax Notice To: Sandra Kaye Reid

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-14-21719

  
20141114000358760 1/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
11/14/2014 08:42:54 AM FILED/CERT

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventeen Thousand Five Hundred Dollars and No Cents (\$17,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Albert Chatham, II**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sandra Kaye Reid**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of November, 2014

Thomas A. Chatham, II

Thomas Albert Chatham, II

Shelby County, AL 11/14/2014  
State of Alabama  
Deed Tax:\$17.50

State of Alabama

County of Shelby

Janet F. Parson  
I, ~~Mike T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Thomas Albert Chatham, II, 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.

Given under my hand and official seal this the 7th day of November, 2014

Janet F. Parson  
Notary Public, State of Alabama  
Mike T. Atchison Janet F. Parson  
My Commission Expires: October 04, 2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section **28**, Township 19 South Range 2 East; thence run West along the South line of said 1/4-1/4 Section a distance of 25.70 feet; thence turn an angle of 99 deg. 50 min. to the right and run a distance of 217.78 feet to the point of beginning; thence continue in the same direction a distance of 277.0 feet (measured 278.61 feet) to the south margin of the driveway leading to the L.C. Dryer residence; thence turn an angle of 95 deg. 30 min. (measured 95 deg. 04 min. 30 sec.) to the left and run along the South margin of said driveway a distance of 313.0 feet (measured 312.31 feet); thence turn an angle of 84 deg. 30 min. (measured 84 deg. 39 min. 08 sec.) to the left and run a distance of 277.0 feet; thence turn an angle of 95 deg. 00 min. (measured 95 deg. 37 min. 51 sec.) to the left and run a distance of 313.0 feet (measured 313.76 feet) to the POINT OF BEGINNING. Situated in Shelby County, Alabama.



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## Real Estate Sales Validation Form

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

Grantor's Name	Thomas Albert Chatham, II	Grantee's Name	Sandra Kaye Reid
Mailing Address	<u>P. O. Box 120</u> <u>Harpersville, AL 35078</u>	Mailing Address	<u>117 King Charles Lane</u> <u>Alabaster, AL 35007</u>
Property Address	<u>159 Dyer Road</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>11/7/14</u>
		Total Purchase Price	<u>\$17,500.00</u>
		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

  
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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 11/7/14  
October 16, 2014

Print

Thomas A. Chatham II

Sign

Thomas A. Chatham II

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Sandra Kaye Reid  
(verified by)