



20141223000402770 1/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
12/23/2014 08:28:50 AM FILED/CERT

This instrument was prepared by:  
**Wallace, Ellis, Fowler, Head & Justice**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Townley Chattman**  
**325 Highway 25 E**  
**Columbiana, AL 35051**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **One Hundred Eighty Seven Thousand and No/00 Dollars (\$187,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charles H. Dover and wife, Amanda L. Dover, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Townley Chattman and S.M. McKinney Chattman, Jr. (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$183,612.00 of the above consideration is being paid from a purchase money mortgage being recorded 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 19<sup>th</sup> day of December, 2014.

\_\_\_\_\_

*Charles H. Dover*

Charles H. Dover

*Amanda L. Dover*

Amanda L. Dover

Shelby County, AL 12/23/2014  
State of Alabama  
Deed Tax: \$3.50

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Dover and Amanda L. Dover, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of December, 2014.

My Commission Expires: 9/12/15

*William R. Justice*  
Notary Public

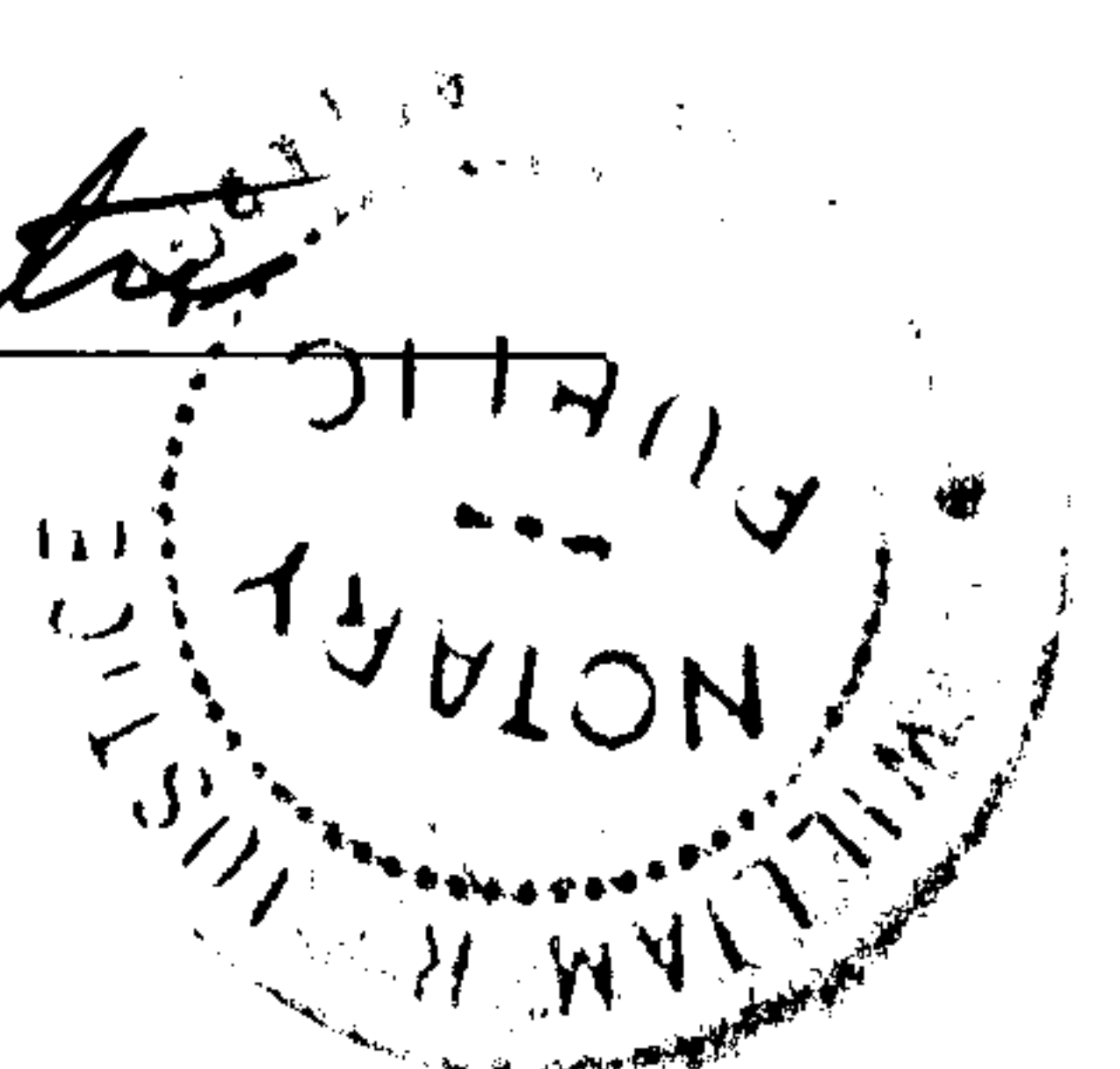
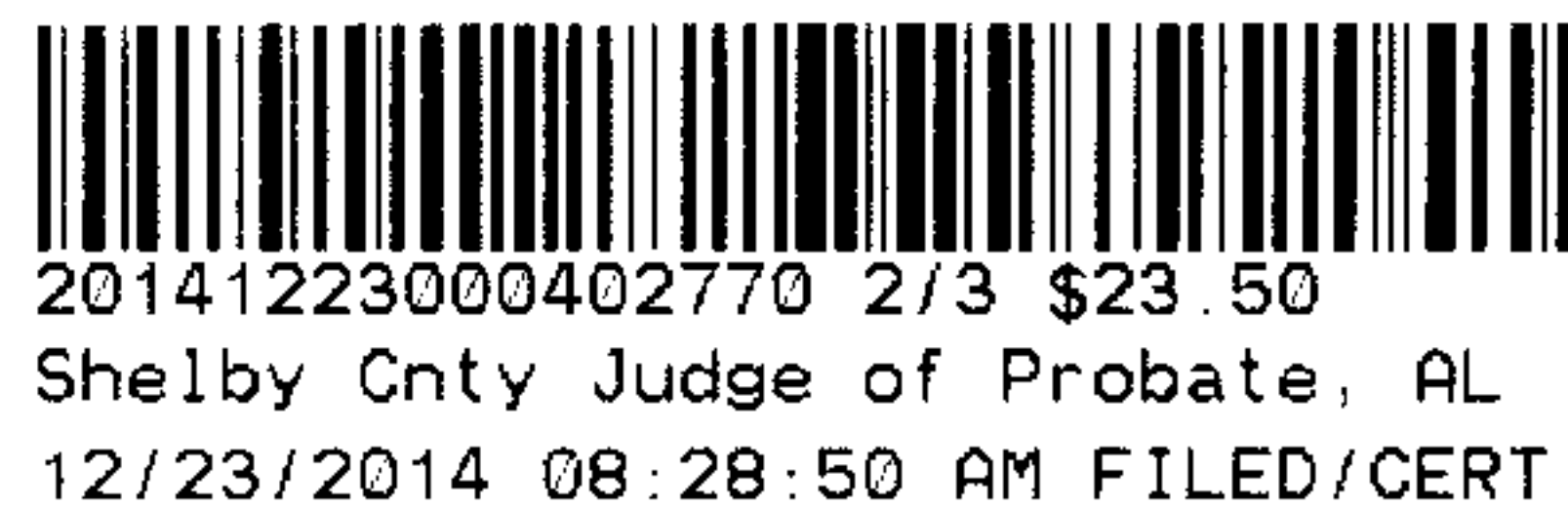


EXHIBIT "A"  
LEGAL DESCRIPTION



**A parcel of land situated in the SW 1/4 of the NE 1/4 and the NE 1/4 of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and being more particularly described as follows:**

Commence at a point on the Southeast right of way line of Alabama Highway No. 25 and the intersection of the West line of Lot 1 of Highland Subdivision, as recorded in Map Book 5, Page 25, in the Judge of Probate Office, Shelby County, Alabama; thence run South along the West line of said subdivision, being lots 1, 2, & 3, a distance of 408.79 feet to the point of beginning; thence continue in the same direction a distance of 387.50 feet to a point; thence turn an angle of 125 degrees 58 minutes 43 seconds to the right and run a distance of 379.38 feet to a point on the Southeast right of way of Alabama State Hwy. No. 25; thence turn angle of 81 degrees 29 minutes 47 seconds to the right and run along said Hwy. right of way a distance of 287.46 feet; thence turn an angle of 89 degrees 50 minutes 25 seconds to the right and run a distance of 195.98 feet to the point of beginning. According to survey of Robert C. Farmer, PLS #14720, dated December 30, 1992. Situated in Shelby County, Alabama.

**LESS AND EXCEPT**

Property conveyed in deed to State of Alabama recorded in Inst. No. 20060202000055820, in the Probate Office, Shelby County, Alabama.

CHD  
ALB



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

(Seller)

Grantor's Name Charles H. & Amanda Dover  
Mailing Address 600 Hwy 77  
Columbiana, AL 35051

(Buyer)

Grantee's Name S.M. McKinney & Townley Chattman  
Mailing Address 325 Highway 25 E  
Columbiana, AL 35051

Property Address: 325 Hwy 25 E  
Columbiana, AL 35051  
Shelby County, Alabama

Date of Sale 12/19/14

Total Purchase Price \$ \$187,000.00

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  
☒ 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 12/19/14

Sign Charles H. Dover  
(Grantor/Grantee/Owner/Agent) circle one

Print CHARLES H. DOVER

☐ Unattested

\_\_\_\_\_  
(Verified by)