


Send tax notice to:
Clifford M. Chappell
245 Leaf Lane
Alabaster, AL 35007

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243
PEL1500006

WARRANTY DEED


20150305000068630 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/05/2015 11:20:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Four Thousand and 00/100 Dollars (\$154,000.00) in hand paid to the undersigned, Dennie H. Breedlove and Pamela G. Breedlove, Husband and Wife, (hereinafter referred to as "Grantors"), by Clifford M. Chappell (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, Sector 4, according to the Survey of Greenfield, Sectors 4 and 6, as recorded in Map Book 17, Page 131, in the Probate Office of Shelby County, Alabama.

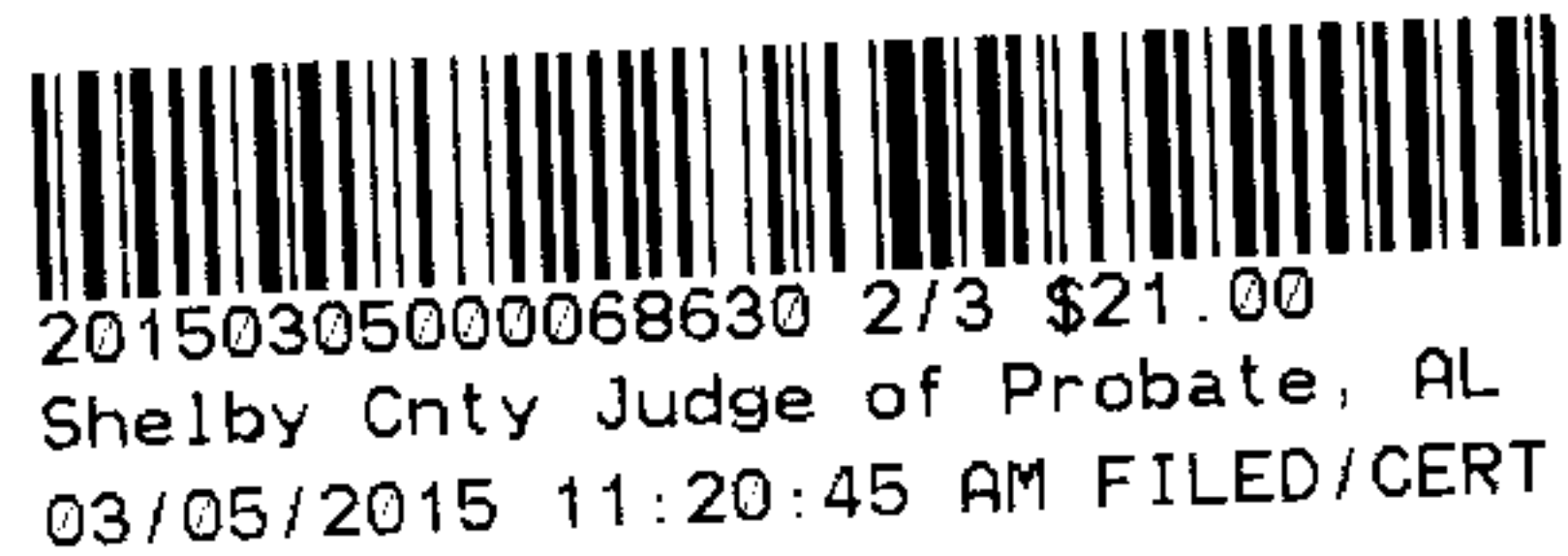
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$149,380.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

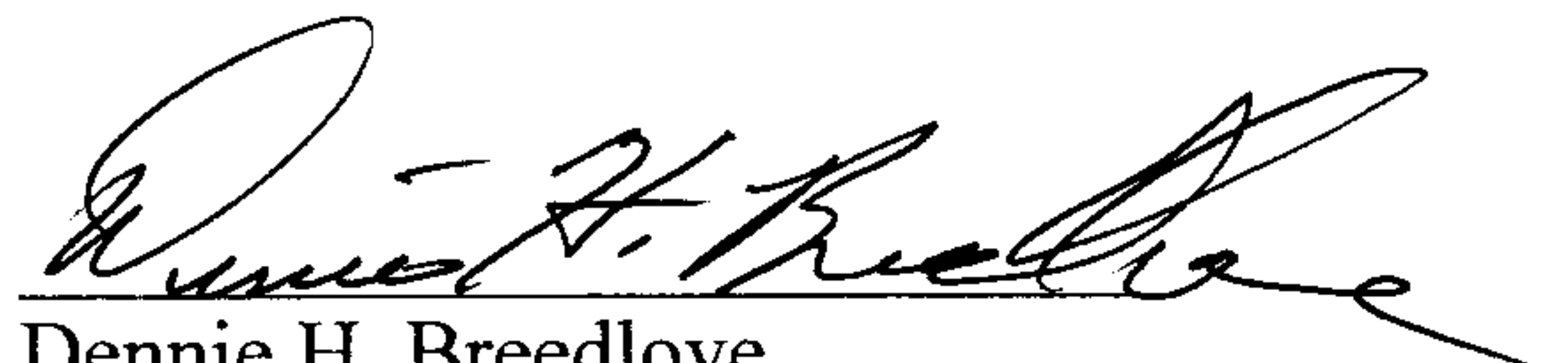
\$4620.00 of the consideration was paid from the proceeds of a second mortgage loan.

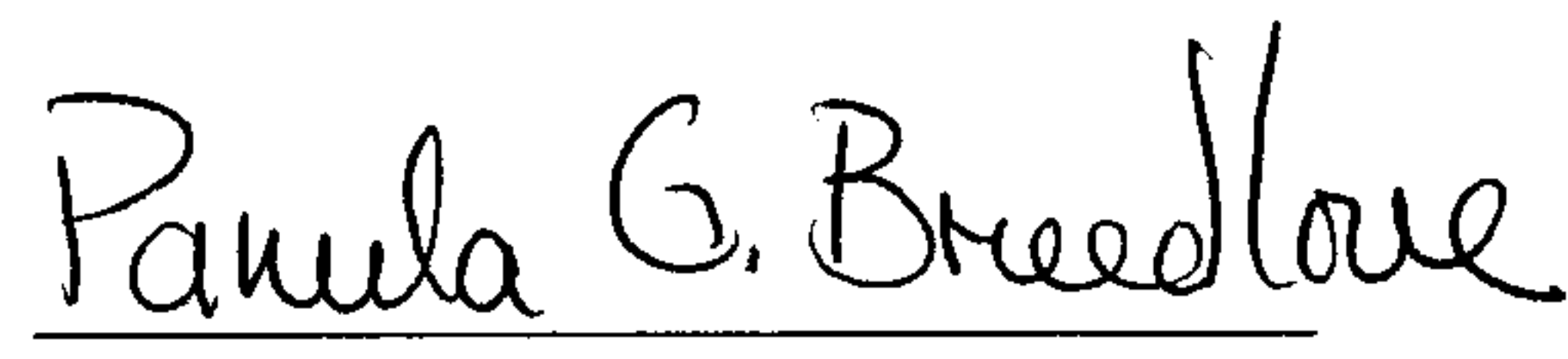
TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and
assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, Grantors, Dennie H. Breedlove and Pamela G. Breedlove, have set their signatures and seals on this the _ day of February, 2015.


Dennie H. Breedlove

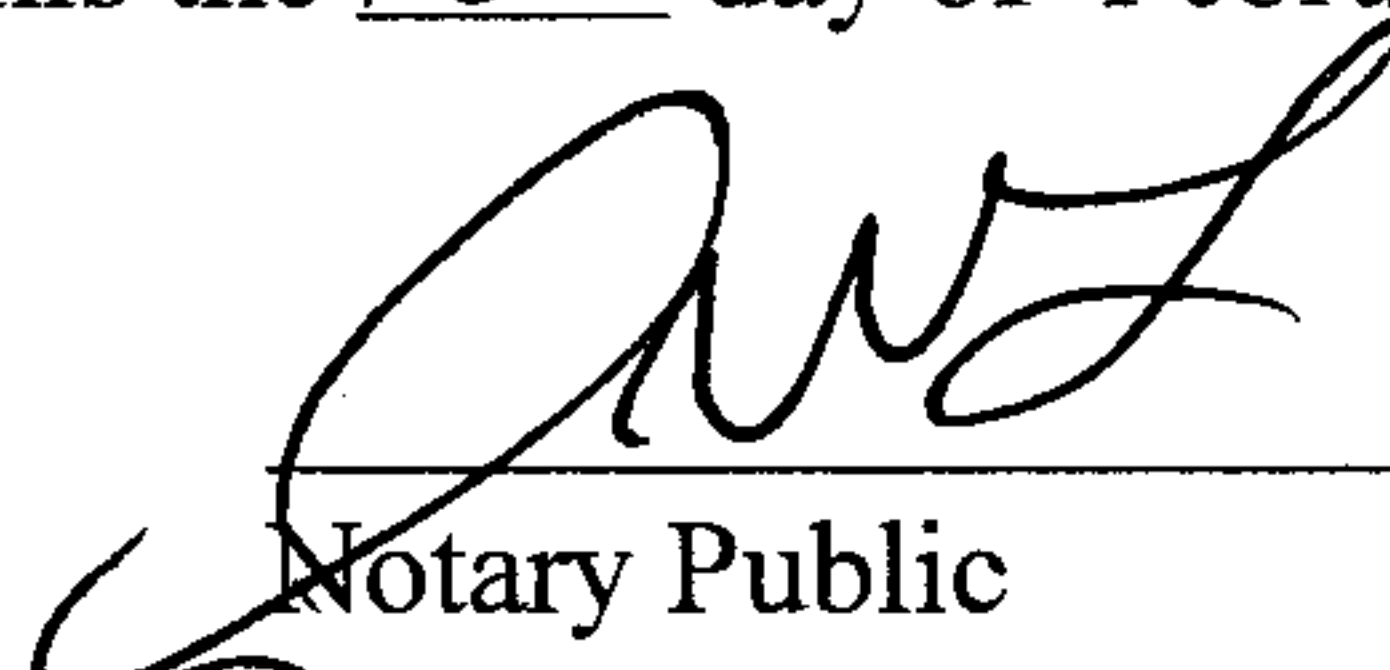

Pamela G. Breedlove

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennie H. Breedlove and Pamela G. Breedlove, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18TH day of February, 2015




Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17

Real Estate Sales Validation Form

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

Grantor's Name Dennie H. Breedlove
Mailing Address Pamela G. Breedlove
402 Bayou Oak Drive
Saraland, AL 36571

Grantee's Name Clifford M. Chappell
Mailing Address 245 Leaf Lane
Alabaster AL 35007

Property Address 245 Leaf Lane
Alabaster AL 35007

Date of Sale 2-18-15
Total Purchase Price \$ 154,000.00

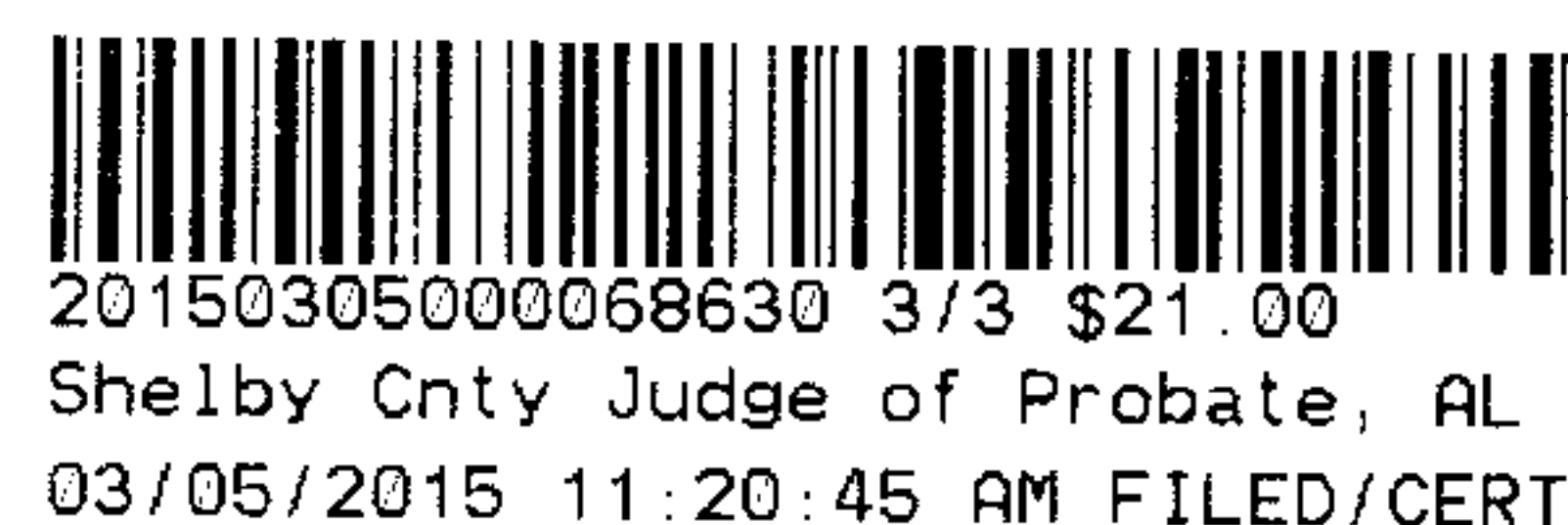
or
Actual Value \$ _____

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



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 2-18-15

Print David W. Lewis

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1