

20150311000075550  
03/11/2015 01:50:41 PM  
DEEDS 1/4

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Chris B. Haag  
1108 Fairbank Ln.  
Chelsea, AL 35403

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred thirty thousand and no/100 (\$130,000.00)**, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Jamie S. Barrett, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Chris B. Haag** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

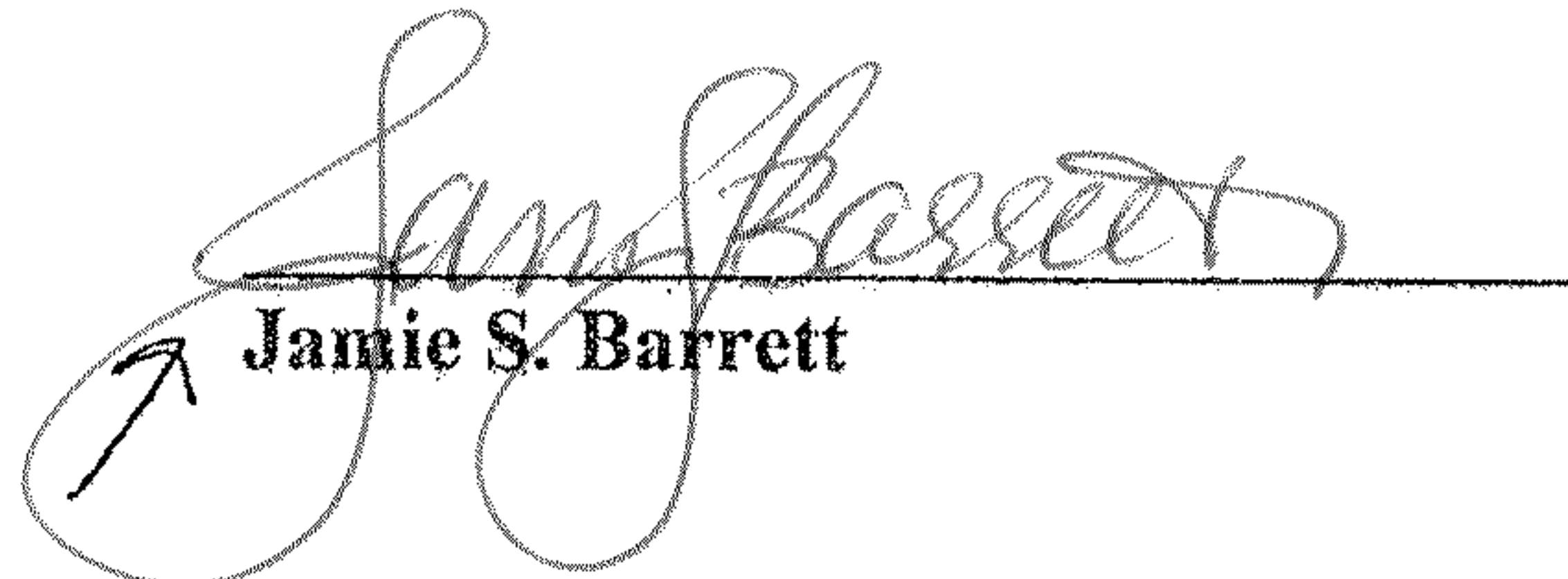
\$126,100.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

\$3,900.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this 23<sup>rd</sup> day of February, 2015.

  
Jamie S. Barrett

↗ STATE OF South Carolina  
↗ COUNTY OF Greenville

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamie S. Barrett, an unmarried woman**, whose names 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23<sup>rd</sup> day of February, 2015.

↗ Angela Grace Kelly  
↗ Notary Public  
↗ My Commission Expires: November 13, 2017

**EXHIBIT "A"**

**Lot 3-50, according to the Plat of Chelsea Park 3<sup>rd</sup> Sector, as recorded in Map Book 34, Page 23 A and B, in the Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easement 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 the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3<sup>rd</sup> Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970, (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

Real Estate Sales Validation Form

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

Grantor's Name Jamie S. Barrett
Mailing Address 601 Pope Field Rd.
Easley, SC 29642

Grantee's Name Chris B. Haag
Mailing Address 1108 Fairbank Ln.
Chelsea, AL 35043

Property Address 1108 Fairbank Ln.
Chelsea, AL 35043

Date of Sale 2/23/15
Total Purchase Price \$ 130,000.00

or
Actual Value \$

or
Assessor's Market Value \$

20150311000075550 03/11/2015
01:50:41 PM DEEDS 4/4

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 (checked)
Closing Statement (checked)
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 2/23/15

Print Kelly B. Furgerson

Unattested
(verified by)

Sign (Handwritten Signature)
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/11/2015 01:50:41 PM
\$24.00 CHERRY
20150311000075550

(Handwritten Signature)