


SEND TAX NOTICE TO:  
Christopher Chesser and Angela Chesser

THIS INSTRUMENT PREPARED BY:  
Shannon R. Crull  
Shannon Crull, P.C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209  
(205) 868-1119

  
20150824000293890 1/3 \$104.00  
Shelby Cnty Judge of Probate, AL  
08/24/2015 12:51:14 PM FILED/CERT

STATE OF ALABAMA )

**GENERAL WARRANTY DEED WITH  
JOINT RIGHTS OF SURVIVORSHIP**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Eighty Four Thousand and 00/100 Dollars (\$84,000.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, **Jacqueline D. Pate, unmarried woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Chesser and Angela Chesser** (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in TUSCALOOSA County, Alabama, to wit:

**Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25, 1165.64 feet to the Point of Beginning of the property being described; thence continue along the last described course 30.63 feet to a point; thence 86 degrees 56 minutes 48 second right and run Southeasterly 366.62 feet to a point on the North water line of Reed Creek Slough of Lay Lake; thence 99 degrees 02 minutes right and run Westerly along the water line 79.62 feet to a point; thence 88 degrees 43 minutes 38 seconds right and run Northerly 358.98 feet to the Point of Beginning.**


**Together with rights of easement as shown in Instrument No. 2001-41658, in the Probate Office of Shelby County, Alabama.**

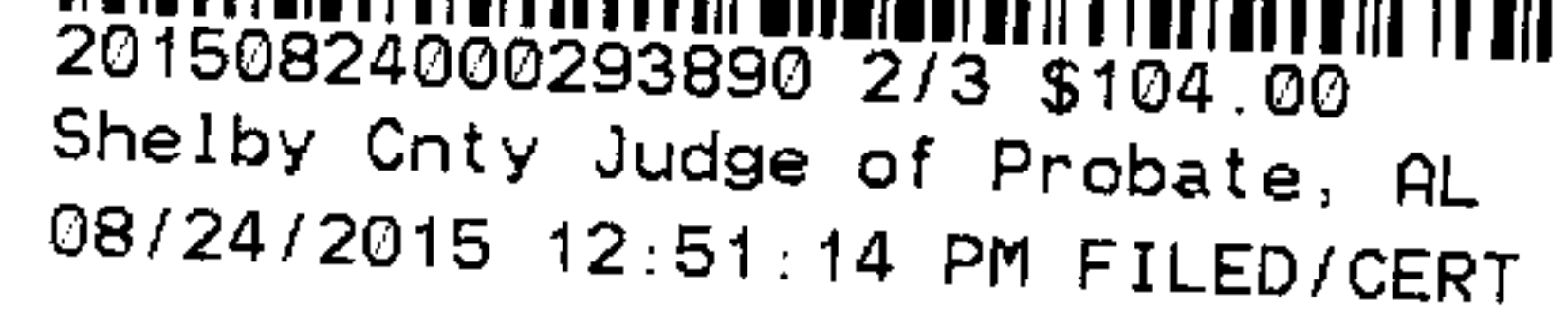
Subject to: (i) those taxes and special assessments which are not yet due and payable; (ii) restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record; and (iii) coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

\$75,600.00 of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously herewith.

**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 Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, and said survivor's heirs and assigns forever. And I/we do, for myself/ourselves and for my/our heirs, successors, executors and administrators, covenant with said Grantees, and their heirs and assigns, that I/we am/are lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated 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, and their heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 08/24/2015  
State of Alabama  
Deed Tax: \$84.00

  
Jacqueline D. Pate



Given under my hand this 18th day of August, 2015

of **August**, 2015.  
*Valle Sullivan*  
 Notary Public  
 My commission expires: 12/4/16



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Jacqueline D. Pate  
1834 Co Rd 1625  
Thorsby, AL 35171

Grantee's Name  
Mailing Address

Christopher Chesser  
2921 Alvin Carter Rd  
Marion, AL 36756

Property Address

23 Angler Lane  
Shelby, AL 35143

Date of Sale

8/18/15

Total Purchase Price \$

84,000.00

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 \_\_\_\_\_

Print

Kathy Duncan

Sign

Kathy Duncan

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1