

Vantage Point Title, Inc.  
25400 U.S. Hwy 19 N  
Ste. 135  
Clearwater, FL 33763



TO HAVE AND TO HOLD to said GRANTEES forever.

Given under our hands this 26 day of August, 2015

WITNESSES:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

Tryon K. Chesnutt  
TRYON K. CHESNUTT  
Adrianne Chesnutt f/k/a  
ADRIANNE CHESNUTT f/k/a  
ADRIANNE BENTON

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TRYON K. CHESNUTT and ADRIANNE CHESNUTT f/k/a ADRIANNE BENTON, whose names 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 and the same bears dated.

Given under my hand and official seal this the 26<sup>th</sup> day of August, 2015

Maleah D. Barton  
NOTARY PUBLIC MALEAH D.  
BARTON  
My Commission Expires:



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**This Document Prepared By:**  
Curphey & Badger PA  
c/o Angelina Whittington, Esquire  
3849 Lithia Pinecrest Rd.  
Valrico, FL 33546



Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Chesnutt &  
Grantor's Name Tryon K. Chesnutt and  
Mailing Address Adrienne Benton  
18 Oak Ridge Drive  
Pelham, AL 35124

Grantor's Name Tryon K. Chesnutt and  
Mailing Address Adrienne Chesnutt  
18 Oak Ridge Drive  
Pelham, AL 35124

Property Address 18 Oak Ridge Drive  
Pelham, AL 35124

Date of Sale 8/26/15  
Total Purchase Price \$ 179,257.00

20160210000043560  
02/10/2016 02:04:36 PM  
QCDEED 3/4

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 8/26/15

Print TRYON K. CHESNUTT

Unattested  
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

**EXHIBIT "A"**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA,  
TO-WIT:

LOT 18, ACCORDING TO THE SURVEY OF LITTLE OAK RIDGE ESTATES, SECOND SECTOR,  
AS RECORDED IN MAP BOOK 5, PAGE 39, IN THE OFFICE OF THE JUDGE OF PROBATE OF  
SHELBY COUNTY, ALABAMA.

Commonly known as 18 Oak Ridge Drive, Pelham, AL 35124

PID: 13-1-12-1-002-017.000



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/10/2016 02:04:36 PM  
\$24.00 CHERRY  
20160210000043560

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.

