

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Sarah J Gilliland  
200 Lake Chelsea Dr  
Chelsea, AL 35043

**WARRANTY DEED**

20160524000176550

05/24/2016 10:01:07 AM

DEEDS 1/3

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Two Hundred Seventy-Seven Thousand Five Hundred And No/100 Dollars (\$277,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Preston Tyler Prim and wife, Aimee Prim (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Sarah J Gilliland and Lance Gilliland (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 9-40, according to the Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, 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 Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument #20051229000659740 and Instrument #20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Seventy-Two Thousand Four Hundred Seventy-Three And No/100 Dollars (\$272,473.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on May 11, 2016.

Preston Tyler Prim  
Preston Tyler Prim

STATE OF Alabama  
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Preston Tyler Prim, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12<sup>th</sup> day of May, 2016.

Notary Public  
My commission expires: **My Commission Expires 05/15/2018**

Aimee Prim  
Aimee Prim

STATE OF Alabama  
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Aimee Prim, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 12<sup>th</sup> day of May, 2016.

Notary Public  
My commission expires: **My Commission Expires 05/15/2018**

**20160524000176550 05/24/2016 10:01:07 AM DEEDS 3/3**

Grantor's Name	Preston Tyler Prim and Aimee Prim	Grantee's Name	Sarah J Gilliland
Mailing Address	200 Lake Chelsea Dr Chelsea, AL 35043	Mailing Address	124 Lake Chelsea Dr Chelsea, AL 35043
Property Address	200 Lake Chelsea Dr Chelsea, AL 35043	Date of Sale	May 11, 2016
		Total Purchase Price	\$277,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Closing Statement	

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 - Preston Tyler Prim and Aimee Prim, 200 Lake Chelsea Dr, Chelsea, AL 35043.

Grantee's name and mailing address - Sarah J Gilliland, 124 Lake Chelsea Dr, Chelsea, AL 35043.

Property address - 200 Lake Chelsea Dr, Chelsea, AL 35043

Date of Sale - May 11, 2016.

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: May 11, 2016

Sign \_\_\_\_\_  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/24/2016 10:01:07 AM  
\$25.50 CHERRY  
20160524000176550