

This Instrument was Prepared by:

Send Tax Notice To: Thomas A. Chatham, II  
Michelle Chatham

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-17-23699

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Eight Thousand Dollars and No Cents (\$68,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Tamela Hayes Wood**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas A. Chatham, II and Michelle Chatham**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

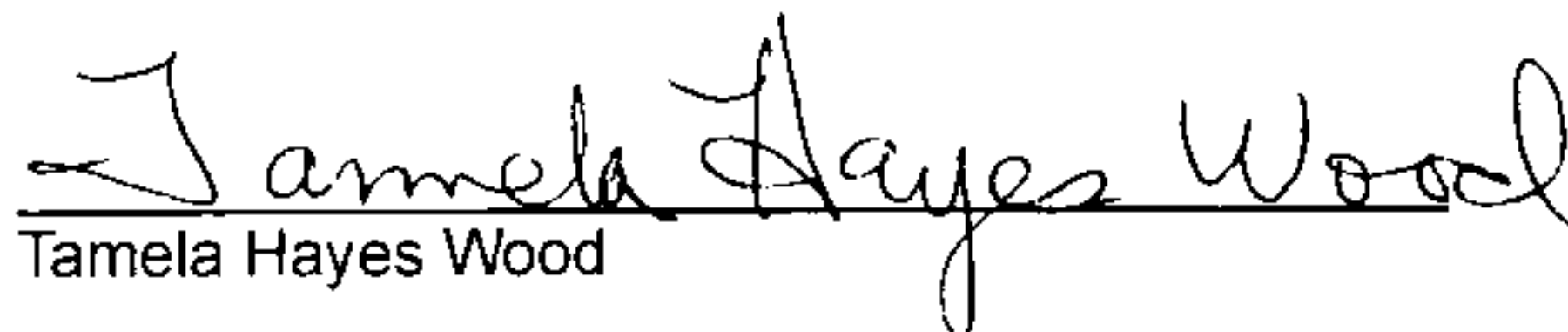
**Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**


**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said 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 forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of March, 2017.

  
Tamela Hayes Wood

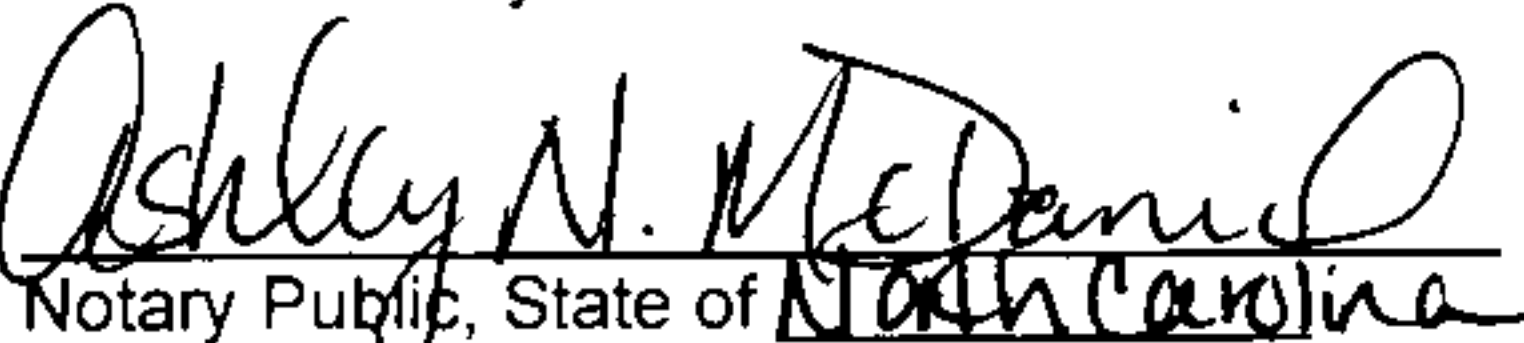
  
20170406000116320 1/3 \$89.00  
Shelby Cnty Judge of Probate, AL  
04/06/2017 09:22:22 AM FILED/CERT

State of North Carolina

County of Brunswick

I, Ashley N. McDaniel a Notary Public in and for the said County in said State, hereby certify that Tamela Hayes Wood, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2017.

  
Notary Public, State of North Carolina

My Commission Expires: 11-19-2020

**Ashley N. McDaniel**  
**NOTARY PUBLIC**  
**Brunswick County, NC**  
My Commission Expires: 11-19-20

Shelby County: AL 04/06/2017  
State of Alabama  
Deed Tax: \$68.00

## EXHIBIT "A"

### LEGAL DESCRIPTION

Commence at the Northeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 89 degrees 07 minutes West along the North boundary of said section for a distance of 3285.5 feet to the POINT OF BEGINNING. From this beginning point, continue South 89 degrees 07 minutes West along the North boundary of said section for a distance of 657.1 feet to the Northwest corner of the NE 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South along the West boundary of said 1/4-1/4 section for a distance of 1359.86 feet to the Southwest corner of said 1/4-1/4 section; thence turn an angle of 89 degrees 49 minutes to the left and proceed East along the South boundary of said 1/4-1/4 section for a distance of 657.1 feet; thence turn an angle of 90 degrees 11 minutes to the left and proceed North parallel to the West boundary of said 1/4-1/4 section for a distance of 1359.86 feet to the POINT OF BEGINNING.

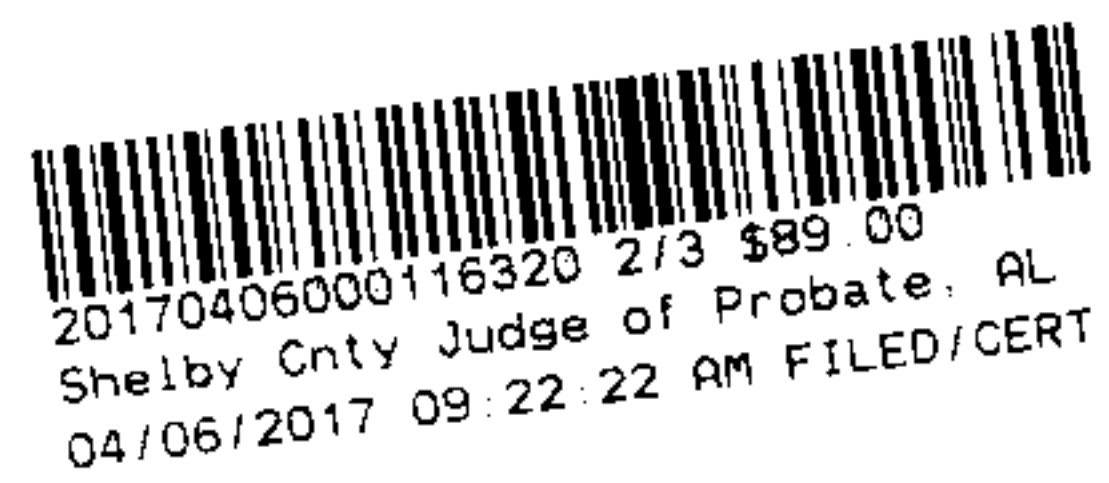
The above described land is located in the NE 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

#### LESS AND EXCEPT:

That part of land, conveyed to Billy D. & Kimberly G. Earnest in warranty deed, jointly for life with remainder to survivor, dated July 29, 1988, and recorded in Book 197, Page 323, in the Probate Office of Shelby County, Alabama.

That parcel of land conveyed to Brenda Davis, in warranty deed, dated May 17, 1993 and recorded in Inst. # 1993-14005, in the Probate Office of Shelby County, Alabama.

That parcel of land, conveyed to Ray S. Stickels and wife, Aline R. Stickels, in warranty deed, joint tenants with right survivorship, dated May 15, 1998, and recorded in Inst. #1998-18087, in the Probate Office of Shelby County, Alabama.



## Real Estate Sales Validation Form

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

Grantor's Name	Tamela Hayes Wood	Grantee's Name	Thomas A. Chatham, II Michelle Chatham
Mailing Address	146 N.E. 2nd Street Oak Island, NC 28465	Mailing Address	
Property Address	Harpersville, AL 35073	Date of Sale	March 28, 2017
		Total Purchase Price	\$68,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 - 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 of 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 March 28, 2017

Print Tamela Hayes Wood

☐ Unattested

Sign

Tamela Hayes Wood  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20170406000116320 3/3 \$89.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1