

Prepared by:
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Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Stephanie L. Whitten
755 Old Cahaba Drive
Helena, AL 35080

GENERAL WARRANTY DEED

20170803000279760
08/03/2017 08:15:33 AM
DEEDS 1/3

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Nine Thousand Dollars and No Cents (\$209,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Marcus P. Chamberlin and Shawna Chamberlin, husband and wife, whose mailing address is:

364A Scheyer Lane, San Clemente, CA 92672

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stephanie L. Whitten, whose mailing address is: 755 Old Cahaba Drive, Helena, AL 35080

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **755 Old Cahaba Drive, Helena, AL 35080** to-wit:

Lot 640, according to the Survey of Old Cahaba, Westchester Sector, as recorded in Map Book 23, Page 150, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$167,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

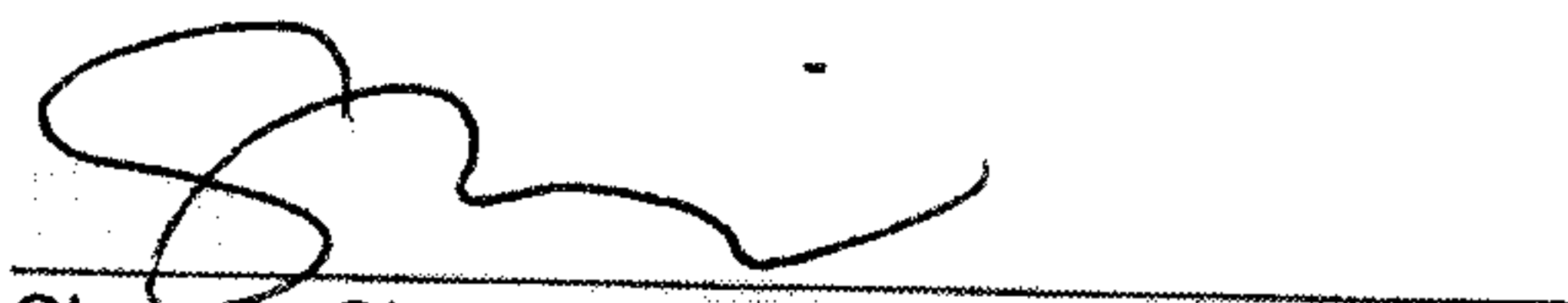
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 29 day of July, 2017.



Marcus P. Chamberlin



Shawna Chamberlin

State of _____

County of _____

SEE ATTACHED NOTARIAL CERTIFICATE

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Marcus P. Chamberlin and Shawna Chamberlin, whose name 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 has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the _____ day of July, 2017.*

Notary Public

Printed Name of Notary

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGEOn 29TH of JULY, 2017

Date

before me,

ANTHONY SCARPONI**NOTARY PUBLIC**

Here Insert Name and Title of the Officer

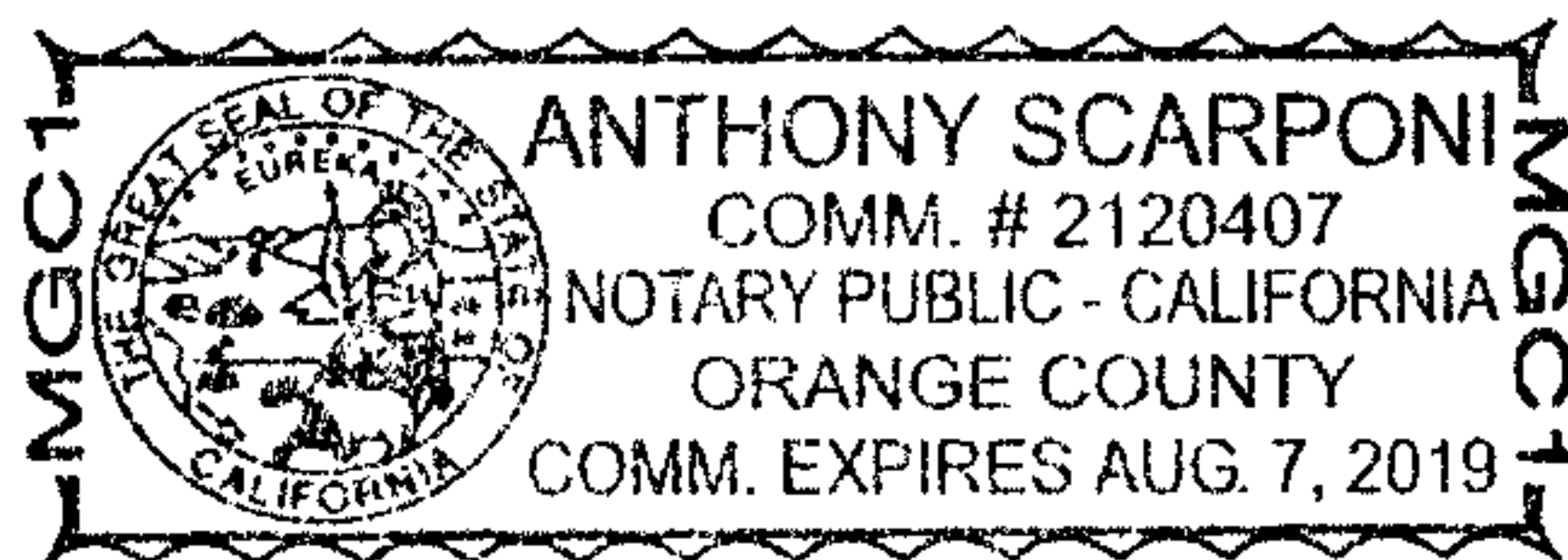
personally appeared

MARCO P. CHAMBERLIN

Name(s) of Signer(s)

AND SHAWNA CHAMBERLIN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

GENERAL WARRANTY DEED

Document Date:

Number of Pages:

2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

☐ Corporate Officer – Title(s):☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian of Conservator☐ Trustee☐ Guardian of Conservator☐ Other:☐ Other:

Signer is Representing:

Signer is Representing:

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2017 08:15:33 AM
\$63.00 CHERRY
20170803000279760