

This Instrument Was Prepared By:


Michael B. Odom
Rumberger, Kirk & Caldwell
2001 Park Place North, Suite 1300
Birmingham, Alabama 35203

Send Tax Notice To:

Chelsea Village Owners' Association, Inc.
Attention: Parrish Argo
3921 Highway 280, Suite 100
Birmingham, Alabama 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20171003000359310 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
10/03/2017 09:08:56 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is hereby acknowledged, First US Bank, formerly known as First United Security Bank, ("Grantor") does grant, convey and quitclaim unto the Chelsea Village Owners' Association, Inc. ("Grantee") all its right, title and interest in and to the real estate described Common Area, according to the Final Plat of Chelsea Village, as recorded at Map Book 47, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama, and situated in Shelby County, Alabama.

To have and to hold unto said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 25th day of September, 2017.

**FIRST US BANK, formerly known as First United
Security Bank**

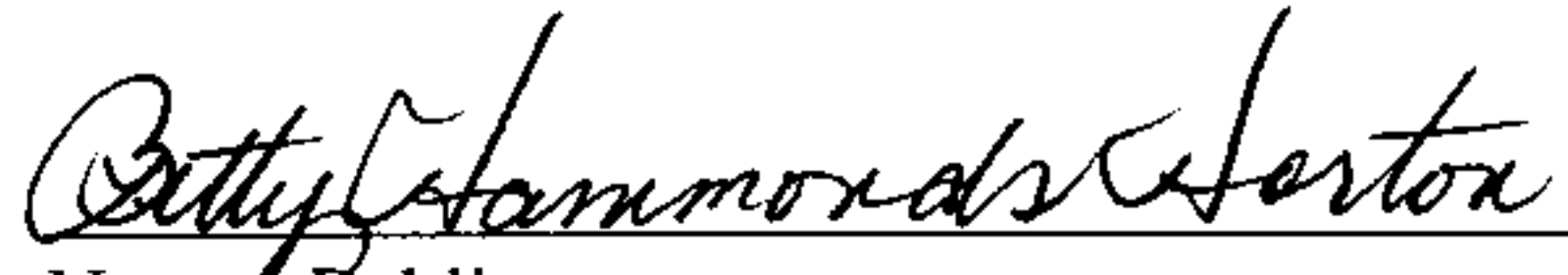
By:  V.P.
Parrish Argo, Vice President


Shelby County, AL 10/03/2017
State of Alabama
Deed Tax: \$20.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Parrish Argo, whose name as Vice President of First US Bank, formerly known as First United Security Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 25th day of September, 2017.


Notary Public
My Commission Expires: 12/03/2017


20171003000359310 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
10/03/2017 09:08:56 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name First US Bank
Mailing Address 4720 Highway 31
Calera, AL 35040

Grantee's Name Chelsea Village Owners Assoc.
Mailing Address Attn: Parrish Argo
3921 Highway 280, sk, 100
Birmingham, AL 35243

Property Address _____

Date of Sale 9-25-17

Total Purchase Price \$ 20,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20171003000359310 3/3 \$41.00
Shelby Cnty Judge of Probate: AL
10/03/2017 09:08:56 AM FILED/CERT

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 9-28-17

Print Michael B. Odom

☒ Unattested

Sign

MBO

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1