

20171024000385640
10/24/2017 02:44:50 PM
Send tax notice to: DEEDS 1/3
Kristine Kelley
1077 Evan Circle
Chelsea, AL 35043
TVL1700394

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00) in hand paid to the undersigned, **Charles J. Sawyer, Jr., an incapacitated person, Probate Case No. PR-2016-000063, by and through his Conservator, Joseph R. Sawyer** (hereinafter referred to as "Grantor"), by **Kristine Kelley** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11-18, according to the Plat of Chelsea Park 11th Sector, as recorded in Map Book 37, Page 95, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

Together with the non-exclusive easement to the use of the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 11th Sector, filed for record as Instrument No. 20070831000411450 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Charles J. Sawyer, Jr. is the surviving grantee of that certain deed recorded in Instrument NO. 20120705000236930. the other grantee Shirley R. Sawyer having died on JANUARY 4, 2016

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

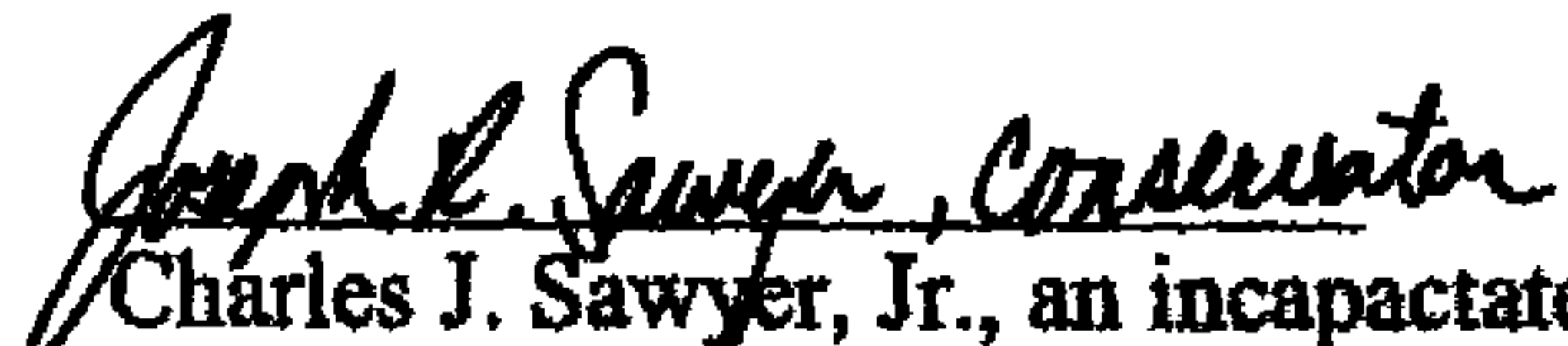
\$252,424.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a

good right to sell and convey the same as aforesaid; and that heshe will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the ¹⁹ day of OCTOBER, 2017

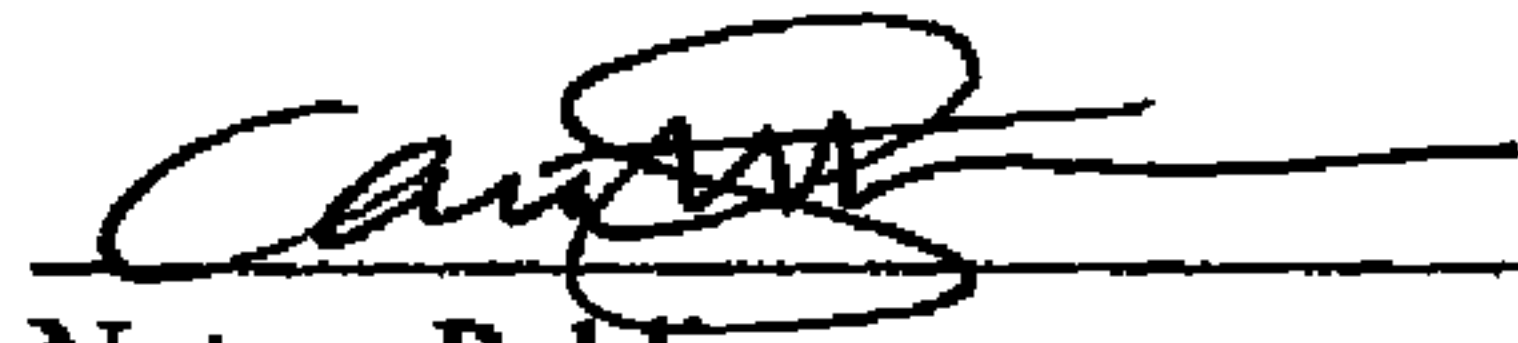

Charles J. Sawyer, Jr., an incapacitated person, Probate Case No. PR-2016-000063, by and through his Conservator, Joseph R. Sawyer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles J. Sawyer, Jr., an incapacitated person, Probate Case No. PR-2016-000063, by and through his Conservator, Joseph R. Sawyer and Shirley R. Sawyer, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily and with full authority as said conservator on the day the same bears date.

Given under my hand and official seal this, the 19 day of OCTOBER, 2017

(Notary Seal)


Notary Public
Print Name: CAITLIN HARDEE GRAHAM
Commission Expires: APR. 14, 2019



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Charles J. Sawyer, Jr.</u>	Grantee's Name	<u>Kristine Kelley</u>
Mailing Address	<u>1077 Evan Circle</u>	Mailing Address	<u>1077 Evan Circle</u>
	<u>Chelsea, AL 35043</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>1077 Evan Circle</u>	Date of Sale	<u>October 19th, 2017</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$ 252,424.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 - 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 10/24/2017Print Jordan Haller

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/24/2017 02:44:50 PM
 \$22.00 DEBBIE
 20171024000385640

Sign J. Haller

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1