

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
100 WISTERIA DR
CHELSEA, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned CHELSEA ONE, LLC, an Alabama Limited Liability Company (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto RODNEY E. DAVIS, an individual (herein referred to as GRANTEE, whether one or more) all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:


Lot 413, according to the survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 416, according to the survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 417, according to the survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is not the homestead of GRANTOR.

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



20171228000461290 1/4 \$123.00
Shelby Cnty Judge of Probate, AL
12/28/2017 09:53:31 AM FILED/CERT

Shelby County, AL 12/28/2017
State of Alabama
Deed Tax: \$99.00


And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 6 day of March, 2017.

CHELSEA ONE, LLC


20171228000461290 2/4 \$123.00
Shelby Cnty Judge of Probate, AL
12/28/2017 09:53:31 AM FILED/CERT

By: 
Michael Henry Strong, Member

By: 
Rodney Davis, Member

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Michael Henry Strong, whose name is signed to the above instrument as a Member of **CHELSEA ONE, LLC**, an Alabama limited liability company, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said association, acting in the capacity as aforesaid.

Given under my hand and official seal this the 9th day of January, 2017.



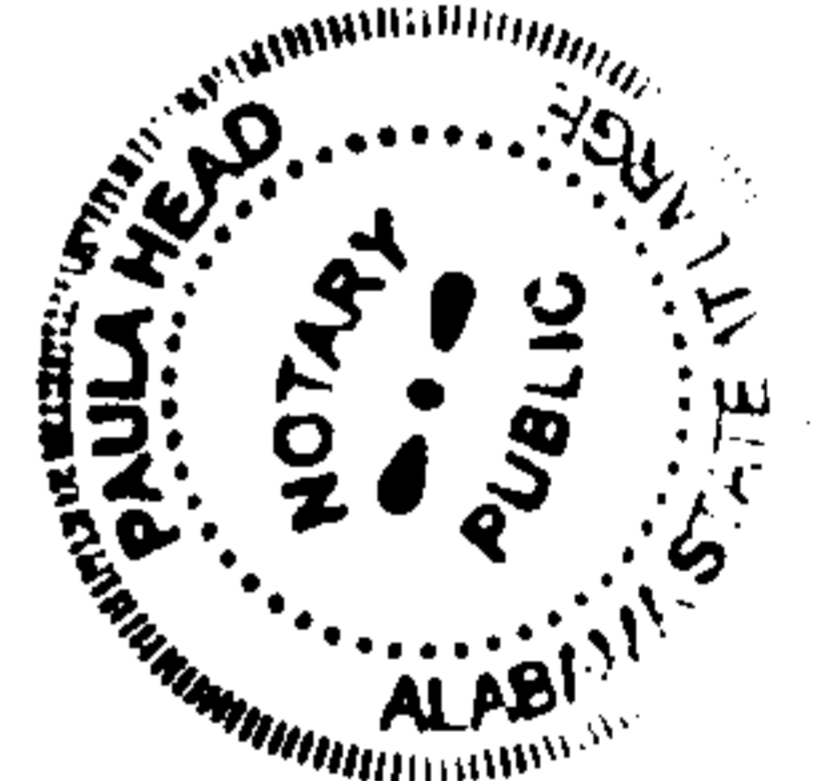
Joshua D. Amodeo
Notary Public
My Commission Expires: 01-21-2019

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Rodney Davis, whose name is signed to the above instrument as a Member of **CHELSEA ONE, LLC**, an Alabama limited liability company, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said association, acting in the capacity as aforesaid.

Given under my hand and official seal this the 6 day of March, 2017.

Paula Head
Notary Public
My Commission Expires: 01-21-2020



20171228000461290 3/4 \$123.00
Shelby Cnty Judge of Probate: AL
12/28/2017 09:53:31 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 : Chelsea One, LLC
Mailing Address PO Box 520
Chelsea, AL 35043

Grantee's Name: Rodney E. Davis
Mailing Address: 100 Wisteria Dr.
Chelsea, AL 35043

Property Address: Lots 413,416, 417, Lime Creek
Chelsea, AL

Date of Sale 12/28/17

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 99,000.00

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
 x Other – Statutory Warranty Deed

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.

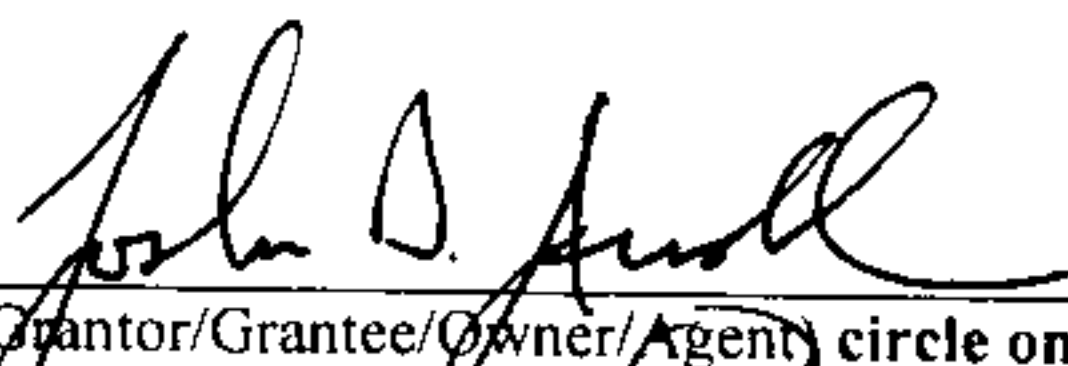
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 12-29-2017

Sign 
(Grantor/Grantee/Owner/Agent) circle one
Print JOSHUA D. ARNOLD

 Unattested

(Verified by)

Form RT-1



20171228000461290 4/4 \$123.00
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