


Prepared By and Return To:
Paul Michael Kemp
Access Title, LLC
Attn: Paul Kemp
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216
18-00035-RET

Send Property Tax Notice to:
Steve Lambert Chelsea LLC
P.O. Box 381025
Birmingham, AL 35238


20180307000073590 1/4 \$294.00
Shelby Cnty Judge of Probate, AL
03/07/2018 08:40:22 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Yasuhiko Oyama, a married man

For and in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Steve Lambert Chelsea, LLC

the Grantor, do hereby grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: General Warranty Deed, recorded on May 22, 2000 at Deed Book 2000, Page 16686, Shelby County, Alabama Office of the Judge of Probate.

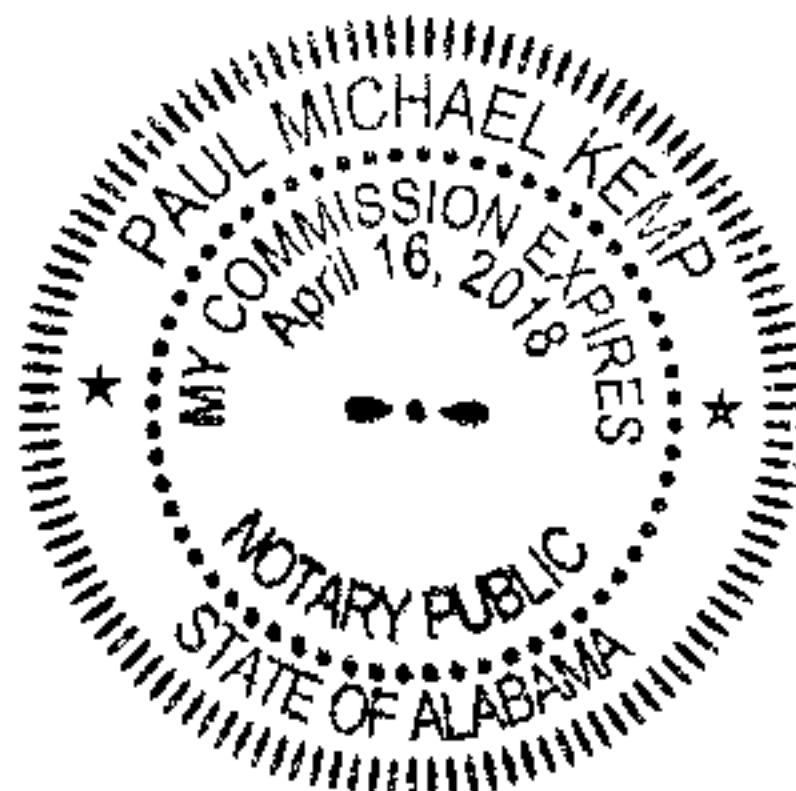
The subject property is not the homestead of the Grantor or his wife.

TO HAVE AND TO HOLD the same unto the said Grantee, their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his heirs and assigns, hereby covenant with said Grantee, her heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 1st day of March, 2018.




Yasuhiko Oyama

Shelby County, AL 03/07/2018
State of Alabama
Deed Tax: \$270.00

STATE OF Alabama

COUNTY OF Jefferson

I, Paul Michael Kemp, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Yasuhiko Oyama 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 they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 1st day of March, 2018

Notary Public
My Commission Expires: _____

[Notary Seal]



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Exhibit "A"

Legal Description

**Lot 7-A, according to the Survey of The Shoppes at the
Corners, Resurvey Lot 7, as recorded in Map Book 26,
page 134, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.**



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REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Yasuhiko Oyama
Mailing Address: 1804 29th Avenue South
Homewood, AL 35209

Grantee's Name: Steve Lambert Chelsea, LLC
Mailing Address: P O Box 381025
Birmingham, AL 35238

Property Address:
10530 Old Highway 280
Chelsea, AL 35043

Date of Sale: 3-1-18
Total Purchase Price: \$270,000.00
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)

_____ 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 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 is 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: 3-2-18

Unattested _____

Verified by: _____

Print: Access Title, LLC

Sign: _____

(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1



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