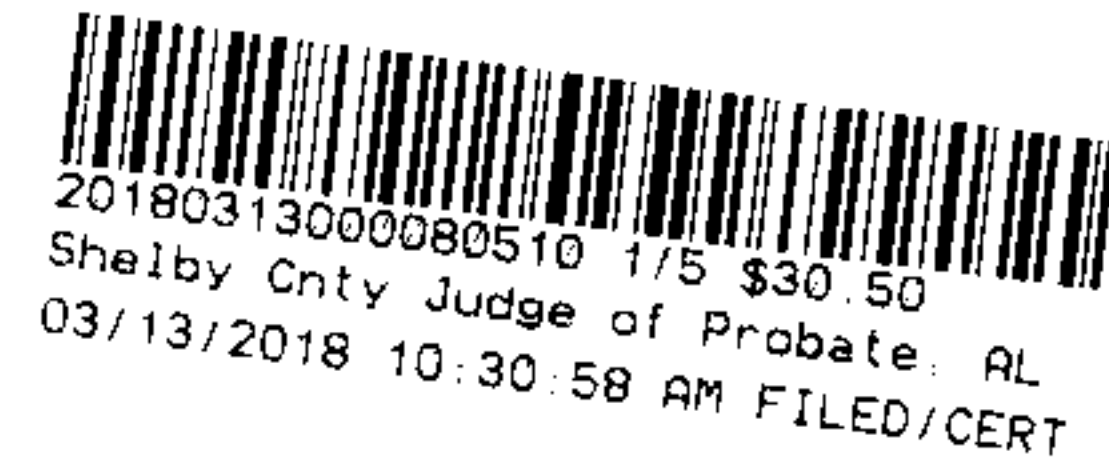


**Prepared By and Return To:**

Paul Michael Kemp  
Access Title, LLC  
Attn: Paul Kemp  
600 Vestavia Parkway  
Shelby Bldg \* Ste. 263  
Vestavia Hills, AL 35216  
18-00047-RET

**Send Property Tax Notice to:**

Rashad McQueen  
Daphne McQueen  
200 Treymoor Lake Circle  
Alabaster, AL 35007



**GENERAL WARRANTY DEED  
(Joint Tenancy with Right of Survivorship)**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that

**Shelia Gale Chester f/k/a Sheila G. Boddie, an unmarried woman**

For and in consideration of the sum of ONE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$189,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

**Rashad McQueen and Daphne McQueen**

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees, his/hers/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: Statutory Warranty Deed recorded on February 6<sup>th</sup>, 2009 at Instrument #20090206000040000 recorded in Shelby County, Alabama Probate Records.

The subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantees and upon death to the survivor of them, 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, their heirs and assigns, hereby covenant with said Grantees, his/her/their 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 Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Shelby County, AL 03/13/2018  
State of Alabama  
Deed Tax: \$3.50

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 28<sup>th</sup> day of February, 2018

  
Sheila Gale Chester f/k/a Sheila G. Boddie



20180313000080510 2/5 \$30.50  
Shelby Cnty Judge of Probate, AL  
03/13/2018 10:30:58 AM FILED/CERT

STATE OF Georgia

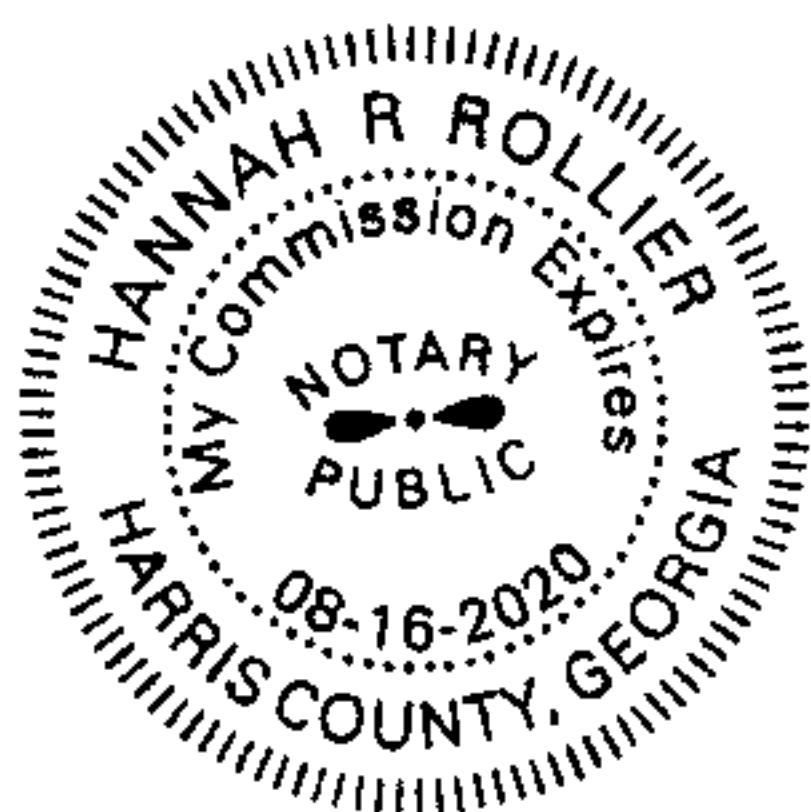
COUNTY OF Harris

I, Hannah R Rollier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Shelia Gale Chester is/are signed to the foregoing conveyance, and who is/are known to me or produced valid identification 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 28<sup>th</sup> day of February, 2018

Hannah R Rollier  
Notary Public  
My Commission Expires: 08-16-2020

[Notary Seal]



20180313000080510 3/5 \$30.50  
Shelby Cnty Judge of Probate, AL  
03/13/2018 10:30:58 AM FILED/CERT


Exhibit "A"  
Legal Description

Lot 497, according to the Survey of Weatherly Treymoor Abbey, Sector 22, as recorded in Map Book 21, Page 59, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

EXCEPTING THEREFROM all interests in and to all oil, gas and other minerals in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or leased to others by instruments of record in the Office of the Judge of Probate of Shelby County, Alabama; and

FURTHER EXCEPTING THEREFROM all interests in and to all oil, gas and other minerals in, on and/or under said property and all rights in connection therewith as contained in instrument recorded in Instrument No. 1996-25448 of the records in the Office of the Judge of Probate, Shelby County, Alabama; and

**It is the express intent of the grantor herein to convey ownership of all oil, gas and other mineral interests in, on and/or under said property and all rights in connection therewith which have not been previously granted to or reserved by others.**

  
20180313000080510 4/5 \$30.50  
Shelby Cnty Judge of Probate, AL  
03/13/2018 10:30:58 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: Shelia Gale Chester  
Mailing Address: 5011 Daylily Court  
Phenix City, AL 36867

Grantee's Name: Rashad McQueen and Daphne McQueen  
Mailing Address: 200 Treymoor Lake Circle  
Alabaster, AL 35007

Property Address:  
200 Treymoor Lake Circle  
Alabaster, AL 35007

Date of Sale: 2-28-18  
Total Purchase Price: \$189,900.00  
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)

<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 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: 28<sup>th</sup> Feb 2018

☐ Unattested \_\_\_\_\_  
Verified by:

Print: Access Title, LLC

Sign: Shelia Gale Chester  
(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1

