

THIS INSTRUMENT PREPARED BY:  
GRANT H. HOWARD  
BOARDMAN, CARR, PETELOS, WATKINS &  
OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
Rumur Properties, LLC  
2029 Kingston Court  
Chelsea, Alabama 35043

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty-Five Thousand and 00/100 (\$165,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **City of Chelsea**, a municipal corporation, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rumur Properties, LLC**, a limited liability company, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Lot 1, according to the Final Plat for RUMUR's Addition to Chelsea as recorded in Map Book 49, Page 39 in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.


**Note: The preparer of this deed has not researched the title to subject property.**

The City Council of the City of Chelsea declared the property surplus and authorized the sale of this property at its regular meeting on May 1, 2018, held in accordance with the Alabama Open Meetings Act. The City Council of the City of Chelsea set the fair market value of the property at that time, using its legislative authority. The sale price is fair market value.

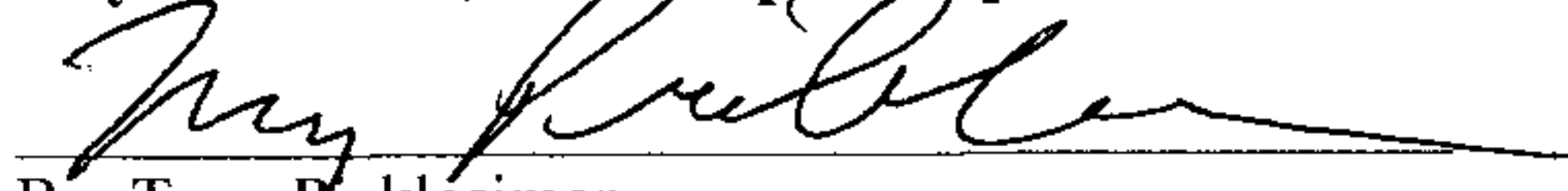
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, City of Chelsea, a municipal corporation, by and through its Mayor, has hereunto set its hand and seal this the 24 day of May, 2018.

  
20180525000184050 1/2 \$183.00  
Shelby Cnty Judge of Probate, AL  
05/25/2018 01:25:23 PM FILED/CERT


**City of Chelsea, a Municipal Corporation**

  
By: Tony Picklesimer  
Its: Mayor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tony Picklesimer, whose name as Mayor of City of Chelsea, a municipal corporation, 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 Mayor and with full authority, executed the same voluntarily for and as the act of said municipality on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of May, 2018.

  
NOTARY PUBLIC  
My Commission Expires: 2-9-22

Shelby County, AL 05/25/2018  
State of Alabama  
Deed Tax: \$165.00

# Real Estate Sales Validation Form

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

Grantor's Name City of Chelsea, Alabama  
Mailing Address P.O. Box 111  
Chelsea, Alabama 35043

Grantee's Name Rumur Properties LLC  
Mailing Address 2029 Kingston Court  
Chelsea, Alabama 35043

Property Address 104 Chesser Drive  
Chelsea, Alabama 35043

Date of Sale May 24, 2018  
Total Purchase Price \$ 165,000.00


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

  
20180525000184050 2/2 \$183.00  
Shelby Cnty Judge of Probate, AL  
05/25/2018 01:25:23 PM FILED/CERT

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 5/24/18

Unattested Teresa B. Petter  
(verified by)

Print Grant Howard  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1