

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Scott Harrison
906 Matador Drive
Chelsea, Alabama 35043

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Fifteen Thousand and 00/100 Dollars (\$15,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Chelsea Farm Partnership, Ltd.

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Scott Harrison

(hereinafter referred to as "Grantee") the following described real estate situated in **Jefferson County, Alabama** to-wit:

A 700' by 40' strip of land lying along the south line of the NE1/4 of SW 1/4 and the NW 1/4 of the SE 1/4 of Section 13, T-20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of Lot 1, Weygand-Hill Subdivision a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map book 35, page 16, run in a northerly direction along the west line of said Lot 1 for a distance of 40.0 feet; thence turn an angle to the left and run in a westerly direction along a line parallel to and 40 feet north of the south line of the NW 1/4 of SE 1/4 and the NE 1/4 of SW 1/4 for a distance of 700 feet; thence turn an angle to the left and run in a southerly direction for a distance of 40.0 feet to a point on the south line of said NE 1/4 of SW 1/4 of said Section 13; thence turn an angle to the left and run in an easterly direction along the south line of said NE 1/4 of SW 1/4 and NW 1/4 of SE 1/4 of said Section 13 for a distance of 700 feet to the point of beginning.

Subject to: (1) 2018 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, **his** heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **17th day of August, 2018.**

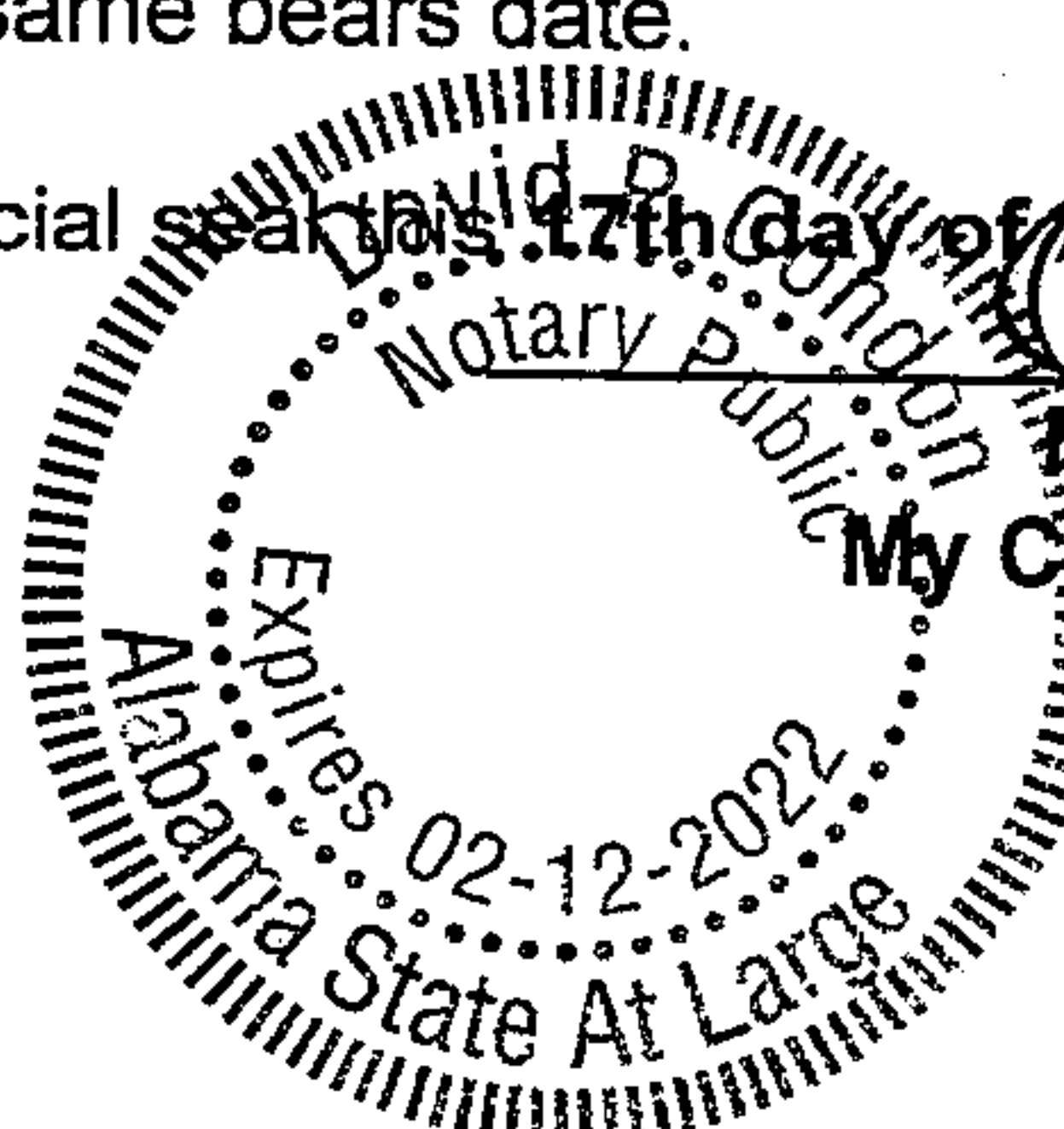
Chelsea Farm Partnership, Ltd.

 (Seal)
BY: **Laurence Weygand**
ITS: **Managing Partner**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Laurence Weygand** as **Managing Partner** of **Chelsea Farm Partnership, Ltd.** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Managing Partner** he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **17th** day of **August, 2018.**


Notary Public: **David P. Condon**
My Commission Expires: **02/12/2022**

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 Farm Partnership, LTD
Mailing Address _____

Grantee's Name Sandra Harrison
Mailing Address 906 MacLendon Drive
Chelsea, AL 35043

Property Address Acresage in Chelsea
Chelsea, AL 35043

Date of Sale 8-17-2018
Total Purchase Price \$ \$ 15,000.00
or
Actual Value \$ _____
Assessor's Market Value \$ _____

20180830000312860 08/30/2018 12:07:34 PM DEEDS 2/2 or

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 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 8-17-18

Print Dawn Bagwell for David P. Gordon, Jr.

☒ Unattested

Sign Dawn Bagwell
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2018 12:07:34 PM
\$33.00 CHERRY
20180830000312860

Allen S. Bayl