

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Michele Dashiell
2016 Plantation Parkway
Moody, AL 35004

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Fifty Thousand and no/100 Dollars (\$50,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **CHELSEA SHORT and JACOB SHORT, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **MICHELE DASHIELL** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

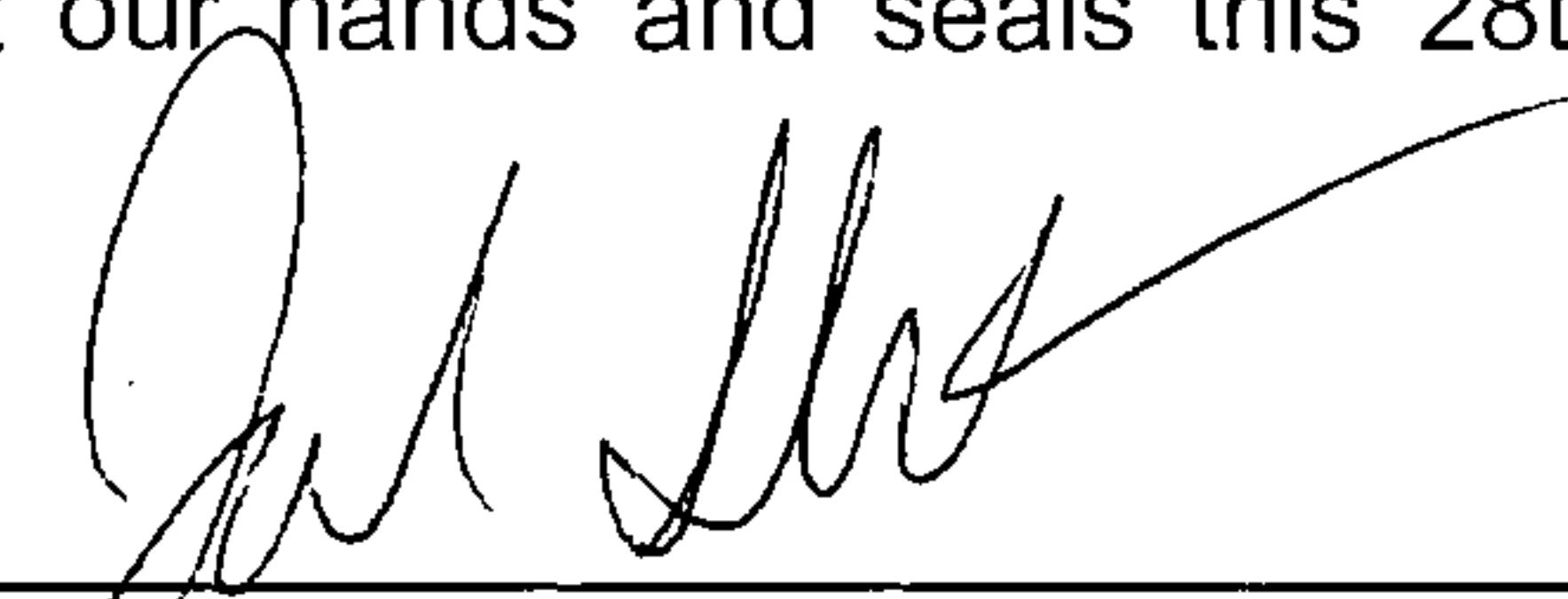
\$37,500.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 28th day of August, 2018.



CHELSEA SHORT



JACOB SHORT

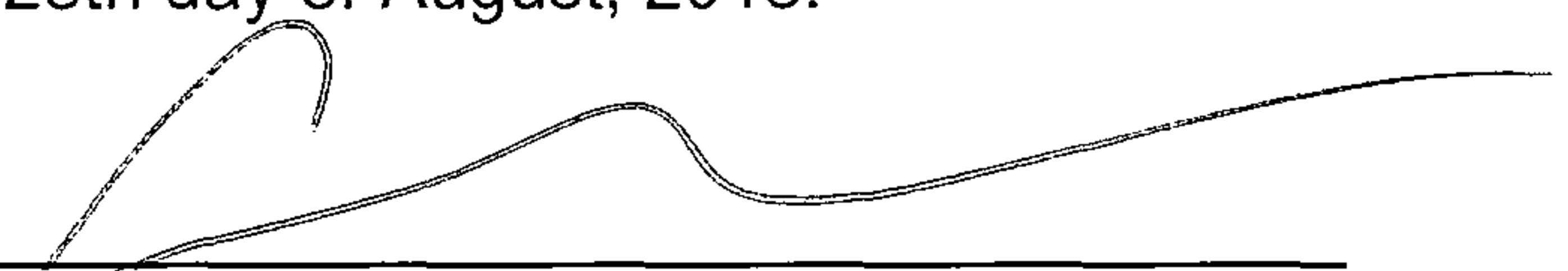
STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **CHELSEA SHORT and JACOB SHORT**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

Parcel I

Part of the NW ¼ of the SE ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Commence at a found cap (Farmer) rebar, being the SW corner of Lot 88, Bridlewood Parc Sector 3, as recorded in Map Book 20, Page 41, in the Shelby County Probate Office; thence run S 89°02'35" E, along the South line of said Lot 88, for 125.43' to a found cap rebar, being the SE corner of said Lot 88 and the point of beginning; thence run N 35°49'26" E, along the Southeasterly line of Lots 88 thru 93 for 445.87' to a found cap rebar; thence run S 4°33'11" E for 367.52'; thence run N 89°02'35" W for 290.18' to the point of beginning.

Parcel II

Part of the NW ¼ of the SE ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Begin at a found cap (Farmer) rebar, being the SW corner of Lot 88, Bridlewood Parc Sector 3, as recorded in Map Book 20, Page 41, in the Shelby County Probate Office; thence run S 89°02'35" E, along the South line of said Lot 88, and it's extention for 479.66' to a set cap rebar; thence run S 0°31'18" E for 303.40' to a set cap rebar; thence run N 88°34'53" W for 352.21'; thence run N 88°34'04" W for 138.22' to a set cap rebar, being 25 feet East of Bridlewood Parc Road; thence run N 1°30'58" E, along said right of way, for 299.33' to the point of beginning.

Parcel III

Part of the NW ¼ of the SE ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Commence at a found cap (Farmer) rebar, being the SW corner of Lot 88, Bridlewood Parc Sector 3, as recorded in Map Book 20, Page 41, in the Shelby County Probate Office; thence run S 1°30'58" W, along the Easterly right of way of Bridlewood Parc Road, for 299.33' to a found cap rebar, and the point of beginning; thence run S 1°20'52" W, along said right of way for 247.20' to a found cap rebar; thence run S 88°29'48" E for 146.30' to a set cap rebar; thence run N 0°31'22" W for 247.53'; thence run N 88°34'04" W for 138.22' to the point of beginning.

All parcels being situated in Shelby County, Alabama.

PARCEL NO.: 13-5-22-4-001-001.000

PARCEL NO.: 13-5-22-4-001-001.006

PARCEL NO.: 13-5-22-4-001-001.007

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 SHORT	Grantee's Name	MICHELE DASHIELL
Mailing Address	JACOB SHORT	Mailing Address	
	100 Hobbs Lane		2016 Plantation Pkwy
	Sterrett, AL 35147		Moody, AL 35004
Property Address	Bridlewood Parc Road	Date of Sale	August 28, 2018
	Helena, AL 35080	Total Purchase Price \$	50,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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 checked="" 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 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.

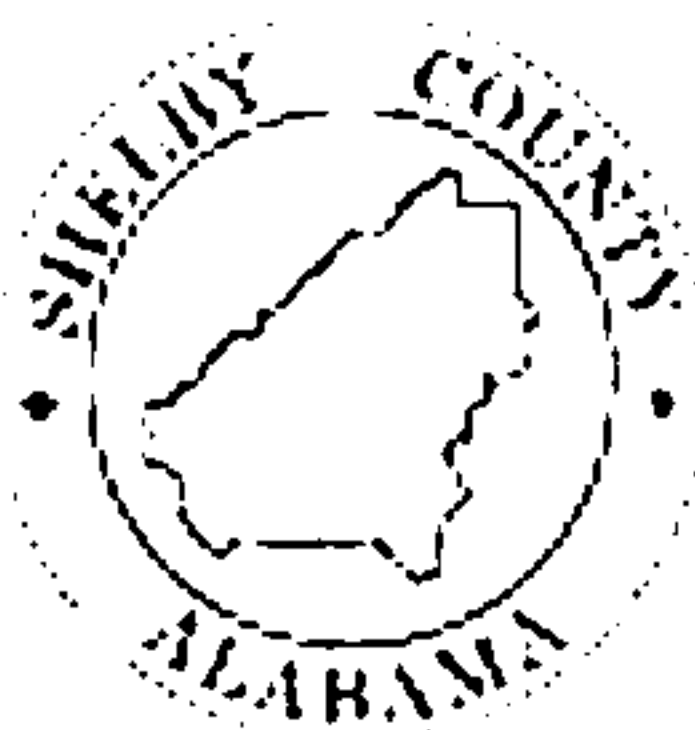
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 _____ Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2018 08:31:41 AM
\$33.50 CHERRY
20180905000317580

Form RT-1

Allen S. Bayl