

20181001000348560
10/01/2018 09:03:46 AM
DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Travion D. Spell
Megan Spell
400 Lake Chelsea Way
Chelsea, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Three Hundred Eight Thousand and 00/100 (\$308,000.00) DOLLARS to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Larry Wayne Salter** and wife, **Karen Morgan Salter**, do hereby grant, bargain, sell and convey unto **Travion D. Spell** and **Megan Spell**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

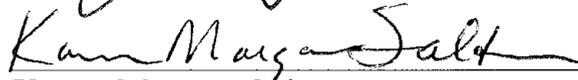
\$308,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 Grantees, their 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 September, 2018.



Larry Wayne Salter


Karen Morgan Salter

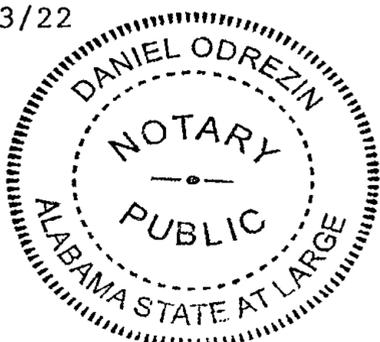
STATE OF ALABAMA)

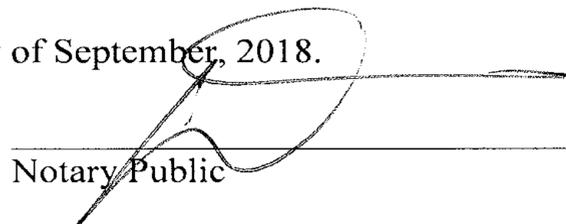
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Larry Wayne Salter** and wife, **Karen Morgan Salter**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

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

My Commission Expires: 04/03/22





Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 9-20, according to the Survey of Chelsea Park 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2018 and subsequent years, not yet due and payable; (2) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or set out in Deed Book 244, Page 587; Instrument No. 1997-9552; Instrument No. 2000-64450 and corrected in Instrument No. 2001-27341; (3) Easements and Building lines as shown on recorded map(s), including but not limited to any notes, conditions and restrictions as recorded in Map and Survey of Chelsea Park, 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama; (4) Easement to Level 3 Communications, LLC recorded in Instrument No. 2000-007 and Instrument No. 200-617; (5) Easement to Colonial Pipeline Company recorded in Deed Book 283, Page 716 and Deed Book 253, Page 324; (6) Easement, covenants, conditions, restrictions, reservations & agreements recorded in Instrument No. 20040816000457750; (7) Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065530; (8) Covenants, conditions, restrictions, liens & assessments set forth in the Chelsea Park Improvements District Two Articles of Incorporation recorded in Instrument No. 20041223000699630; (9) Declaration of Easements & Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama; along with Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Instrument No. 200413, Page 8336, in the Probate Office of Jefferson County, Alabama, & By-Laws thereof along with Declaration of Covenants, conditions & restrictions for Chelsea Park, 9th Sector, as recorded in Instrument No. 20051229000659740 & Instrument No. 20060920000468120 in the Probate Office of Shelby County, Alabama; (10) Declaration of Restrictive Covenants as recorded in Instrument No. 20030815000539670; (11) Right of way granted to Alabama Power Company recorded in Instrument No. 20060630000314940; Instrument No. 20050203000056210 & Instrument No. 20060828000422650; (12) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or substance conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Instrument No. 20061229000634390 & Instrument No. 20080107000006980; (13) The subdivision shown herein, including lots and streets, lies in an area where natural lime sinks have occurred.

Real Estate Sales Validation Form

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

Grantor's Name Larry Wayne Salter Karen Morgan Salter
Mailing Address 400 Lake Chelsea Way Chelsea, AL 35043
Grantee's Name Travion D. Spell Megan Spell
Mailing Address 400 Lake Chelsea Way Chelsea, AL 35043
Property Address 400 Lake Chelsea Way Chelsea, AL 35043
Date of Sale September 28, 2018
Total Purchase Price or Actual Value \$308,000.00
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2018 09:03:46 AM
\$22.00 CHERRY
20181001000348560

Allen S. Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

Bill of Sale Appraisal
Sales Contract Other
X 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 September 28, 2018

Print: Joshua L. Hartman

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Handwritten signature of Joshua L. Hartman