

2019

This Instrument was Prepared by:  
Kap Butka Harmon  
17605 Lilly Pad Lane SW  
Penino, WA 98589

Send Tax Notice To: Nancy Carole Gibbs Sallee  
227 Chesser Park Drive  
Chelsea, AL 35043

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Ninety Five Thousand Dollars and No Cents (\$195,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kap Butka Harmon formerly known as Kap S. Butka, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nancy Carole Gibbs Sallee** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 8, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2002-10788 in the Probate Office of Shelby County Alabama (which, together with all amendments thereto, is hereafter collectively referred to as the "Declaration").

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

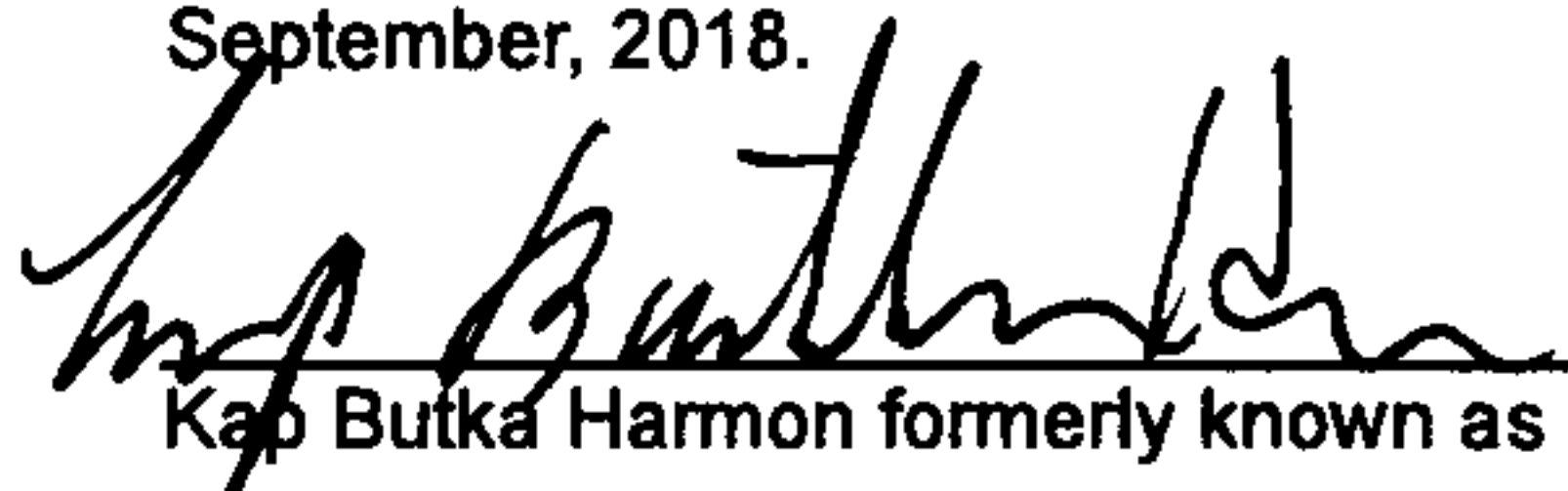
Property does not constitute the homestead of the grantor nor her spouse.

Purchase money mortgage in the amount of \$292,500.00 closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of September, 2018.

  
Kap Butka Harmon formerly known as Kap S. Butka

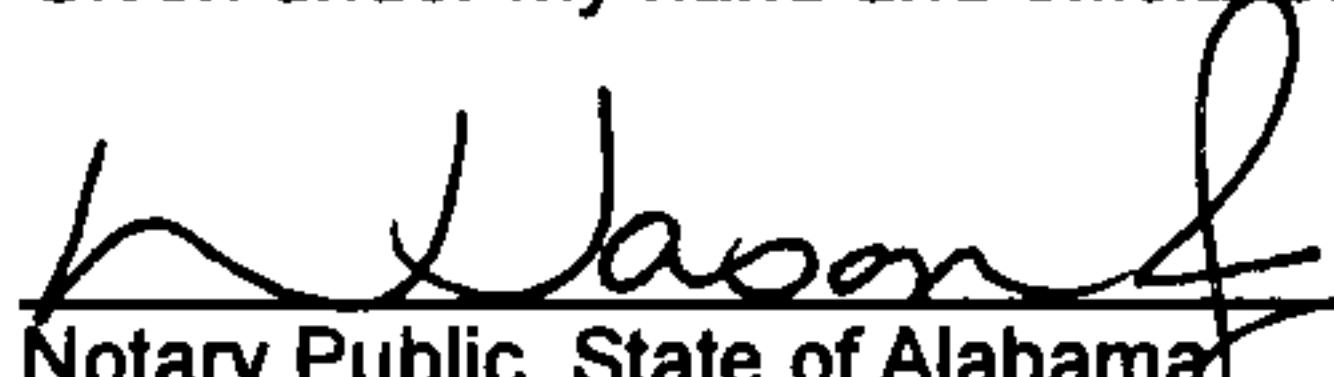
State of Alabama

} General Acknowledgment

Shelby County

I, W Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Kap Butka Harmon formerly known as Kap S. Butka, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of September, 2018.

  
Notary Public, State of Alabama  
Jason Ingram  
My commission Expires  
Printed Name of Notary July 13th, 2019  
My Commission Expires: \_\_\_\_\_

  
20181002000352120 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/02/2018 02:43:08 PM 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 Kap Butka Harmon  
Mailing Address 17605 Lilly Pad Lane SW  
Penino, WA 98589

Grantee's Name Nancy Carole Gibbs Sallee  
Mailing Address 190 Village Drive  
Chelsea, AL 35040

Property Address 227 Chesser Park Drive  
Chelsea, AL 35043

Date of Sale September 24, 2018  
Total Purchase Price \$195,000.00

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)

|                                                    |                                    |
|----------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input 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 of 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 24, 2018

Print Kap Butka Harmon

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

