

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Eufemia Sosa Pinacho  
8686 Hwy 55  
Harpersville, AL 35078

STATE OF ALABAMA )

COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Fifty-Eight Thousand and 00/100 (\$58,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Chappell Development, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Eufemia Sosa Pinacho**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof.**

Subject To:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.

Existing covenants and restrictions, easements, building lines and limitations of record.

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, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, 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 here in above 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 and assigns 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 has through its duly authorized representative hereunto set its hand and seal this the **4th** day of **October, 2018**.

**Chappell Development, Inc.**

  
Lynal Chappell, President

STATE OF ALABAMA )

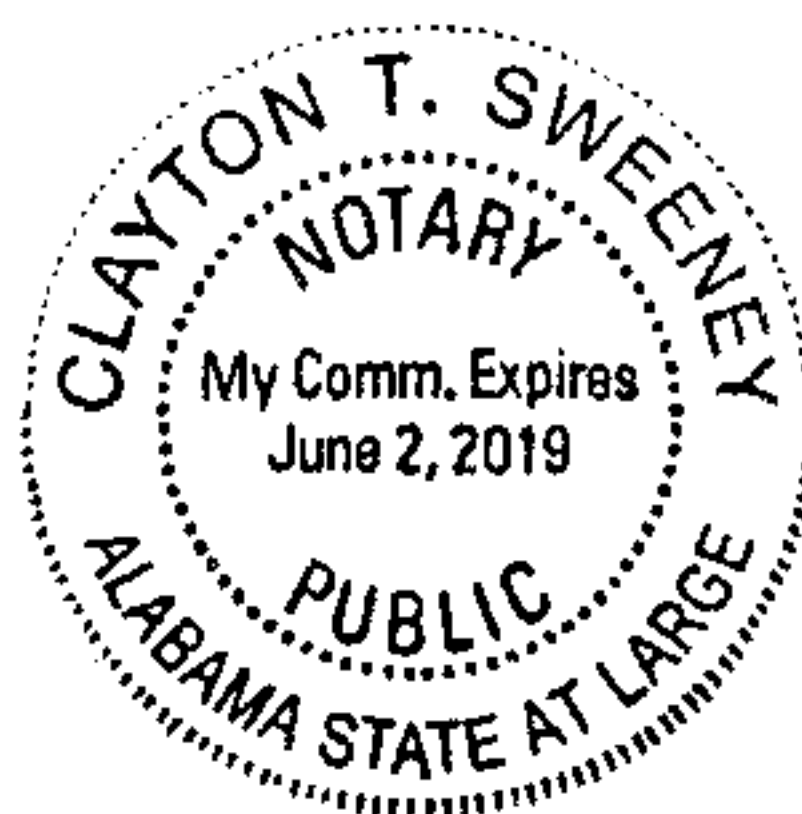
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lynal Chappell, whose name as President of Chappell Development, Inc., an Alabama 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 Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of October, 2018.

  
NOTARY PUBLIC

My Commission Expires: 06-02-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

## EXHIBIT A

### Parcel A

A part of the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

From the SW corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East, also being the point of beginning, run Northerly along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  a distance of 263.29 feet; thence right  $115^{\circ}03'58''$  a distance of 335.33 feet to the North right of way of Shelby County Highway Number 55; thence right to the tangent of a curve to the left having a radius of 2,487.65 feet and a delta of  $3^{\circ}27'27''$  along the right of way of said road arc distance of 150.12 feet; thence right from the tangent of said curve  $53^{\circ}52'07''$  leaving said right of way a distance of 212.70 feet to the point of beginning.

### Parcel B

A part of the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

From the SW corner of the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East, run Northerly along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  a distance of 263.29 feet to the point of beginning, thence continue in a straight line a distance of 157.43 feet; thence right  $115^{\circ}03'58''$  a distance of 442.16 feet to the North right of way of Shelby County Highway Number 55; thence right  $107^{\circ}25'29''$  to the tangent of a curve to the left having a radius of 2,487.65 feet and a delta of  $3^{\circ}24'45''$  an arc distance along the right of way 148.17 feet; thence right  $75^{\circ}59'17''$  from the tangent of said curve leaving said right of way a distance of 335.33 feet to the point of beginning.

All being situated in Shelby County, Alabama.



20181010000360810 2/3 \$79.00  
Shelby Cnty Judge of Probate, AL  
10/10/2018 10:10:45 AM FILED/CERT

A handwritten signature in black ink, appearing to be a stylized 'R' followed by a flourish.

# Real Estate Sales Validation Form

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

Grantor's Name Chappell Development, Inc.

Grantee's Name

Eufemia Sosa Pinacho

Mailing Address PO Box 92  
Westover, AL 35147

Mailing Address 8686 Hwy 55  
Harpersville, AL 35078

Property Address 8825 Hwy 55  
Westover, AL 35147

Date of Sale October 4, 2018

Total Purchase Price \$ 58,000.00

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/ Assessor's Appraised Value

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: \_\_\_\_\_

Chappell Development, Inc.

Print Lynal Chappell, President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 10/10/2018  
State of Alabama  
Deed Tax: \$58.00



20181010000360810 3/3 \$79.00  
Shelby Cnty Judge of Probate, AL  
10/10/2018 10:10:45 AM FILED/CERT