

(Description supplied by William Chesser. No verification of title or compliance with governmental requirements has been made by preparer of deed)

This Instrument was prepared by:  
Harwell Law Firm LLC  
201 Forrest Parks Road  
Sterrett, AL 35147  
(205) 999-1099  
Scott@HarwellLaw.com

Send Tax Notice to:  
William Chesser  
109 Twin Oaks Circle  
Chelsea, AL 35043

Shelby County, AL 12/20/2018  
State of Alabama  
Deed Tax: \$80.50

STATE OF ALABAMA )  
SHELBY COUNTY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid to William M. Chesser, a married man, and Betty S. Chesser, a widowed woman, (hereinafter called the Grantors), the receipt whereof is hereby acknowledged, the Grantors, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to Mary Catherine Chesser, a married woman, William M. Chesser, a married man and Betty S. Chesser, a widowed woman (hereinafter called Grantees), with right of survivorship, all of the Grantors' right, title, and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

From a railroad spike at the True S.E. Corner of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 34, T198-R1W, run thence North along the East boundary of the said NE  $\frac{1}{4}$ -NW  $\frac{1}{4}$  a distance of 67.55 feet to a point on the Northwesternly boundary of Shelby County Road #39 (80' R.O.W.), said point being 1255.02 feet South of the True N.E. corner of said NE  $\frac{1}{4}$ -NW  $\frac{1}{4}$ ; thence turn 137 deg. .06 min. .59 sec. left and run 29.65 feet along said boundary to a  $\frac{1}{2}$ " rebar; thence turn 69 deg. 24 min. 49 sec. right and run 37.98 feet along an accepted property line to a  $\frac{1}{2}$  rebar; thence turn 13 deg. 42 min. 31 sec. left and run 151.73 feet along an accepted property line to a 2.5' pipe; thence turn 41 deg. 28 min. 38 sec. left and run 75.66 feet to a  $\frac{1}{2}$ " rebar on the Southerly boundary of Twin Oaks Circle (50' R.O.W.) said point being the point of beginning of herein described parcel of land, thence turn 138 deg. 37 min. 59 sec. left and run 111.60 feet along the Southerly boundary of said Twin Oaks Circle to a  $\frac{1}{2}$ " rebar at the P.C. of a curve concave right, having a delta angle of 20 deg. 16 min. 11 sec. and tangents of 31.28 feet; thence turn right 10 deg. 08. min 05 sec. right and run a chord distance of 61.59 feet to a  $\frac{1}{2}$ " rebar at the P.C of a curve concave right, having a delta angle of 10 deg. 40 min. 27 sec. and tangents of 31.25; thence turn 61 deg. 28 min. 19 sec. right and run a cord distance of 39.04 feet to a  $\frac{1}{2}$ " rebar on the Northwesternly boundary of

aforementioned Shelby County Road #39; thence turn 48 deg. 53 min. 26 sec. right and run 99.88 feet along said road boundary to a ½" rebar; thence turn 00 deg. 13 min. 39 sec. left and run 143.73 feet along said road boundary to a ½" rebar; thence turn 105 deg. 13 min. 47 sec. right and run 234.62 feet along an accepted property line to a ½" rebar; thence turn 93 deg. 08 min. 01 sec. right and run 137.30 feet along an accepted property line to the point of beginning of herein described parcel of land, containing 0.97 acres, situated in the E ½ NW ¼ of Section 34, T198-R1W, Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under our hands and seals, this the 20<sup>th</sup> day of December, 2018.

William McKinley Chesser (SEAL)  
William McKinley Chesser

Betty S. Chesser (SEAL)  
Betty S. Chesser

STATE OF ALABAMA )

SHELBY COUNTY )

**ACKNOWLEDGMENT**

I, Kristy Mebius, a Notary Public in and for said County, in said State, do hereby certify that William McKinley Chesser and Betty S. Chesser, 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 20<sup>th</sup> day of December, 2018.

Kristy Mebius  
Notary Public  
My commission expires: 10/9/22

20181220000445690 2/3 \$102.50  
Shelby Cnty Judge of Probate, AL  
12/20/2018 02:52:46 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 WILLIAM CHESSE  
Mailing Address BETTY S. CHESSE  
109 TWIN OAK CIRCLE  
CHELSEA, AL 35043

Grantee's Name WILLIAM CHESSE  
Mailing Address BETTY S. CHESSE  
MARY C. CHESSE  
109 TWIN OAK CIRCLE  
CHELSEA, AL 35043

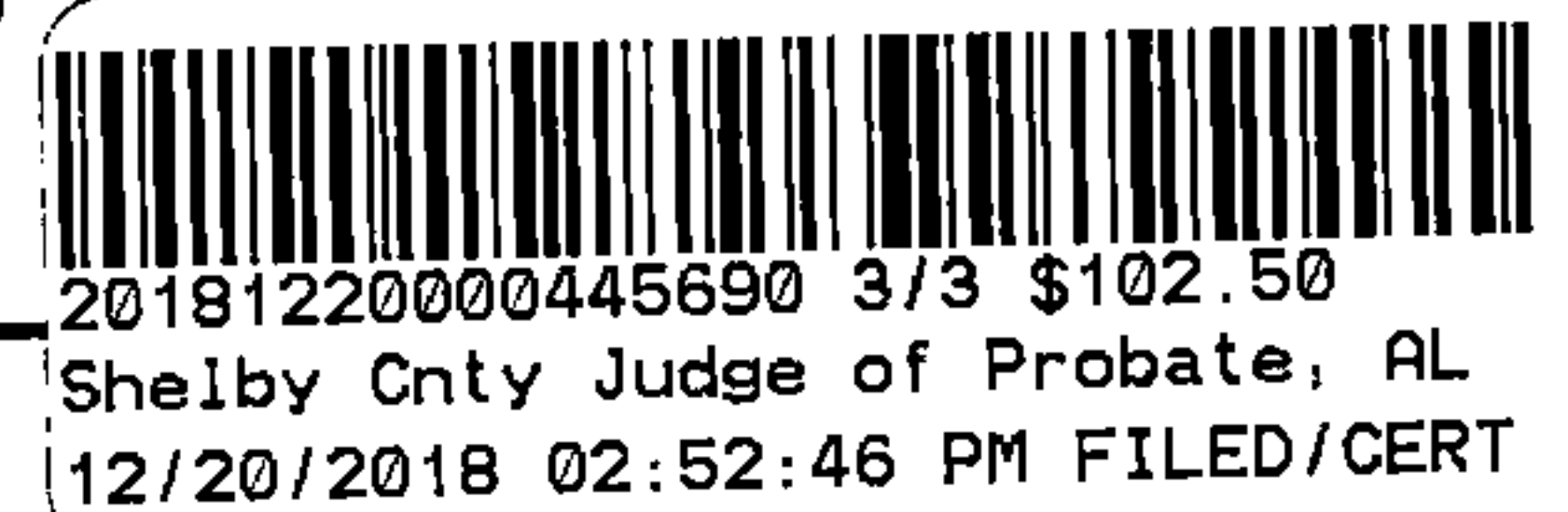
Property Address 109 TWIN OAKS  
CIRCLE, CHELSEA  
AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$240,200.00 1/80,066

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 12-20-2018

Print WILLIAM CHESSE

Unattested

Sign William Chesson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1